

241 Richmond Street West and 133 John Street – Zoning Amendment Application – Final Report

Date: June 8, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 10 - Spadina-Fort York

Planning Application Number: 21 171253 STE 10 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 40-storey mixed-use building at 241 Richmond Street West and 133 John Street. The building is proposed to contain 459 residential units and 1,273 square metres of retail space. Four levels of underground parking are proposed with 96 parking spaces for residents plus two auto share spaces. A total of 491 bicycle parking spaces are proposed. Also included in the proposed project is the conservation of two heritage buildings at 133 John Street and 241 Richmond Street West and a 4 metre wide, mid-block pedestrian connection linking John Street to a future public park to the east at 229 Richmond Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the City of Toronto Zoning By-law 569-2013 for the lands at 241 Richmond Street West and 133 John Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report dated June 8, 2022, from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to submit the necessary bill to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement and the Heritage Easement Agreement are executed and registered.
3. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, prior to the issuance of any building permit for the development, as follows:

a) the community benefits recommended to be secured in the Section 37 Agreement are as follows:

i. Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution in the amount of \$1,240,000 for the provision of affordable housing in Ward 10 within the vicinity of the site, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

ii. Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution in the amount of \$4,960,000 for the provision of Community Services and Facilities, parkland construction/improvements and/or streetscape improvements along Richmond Street West and/or Nelson Street in Ward 10 within the vicinity of the site, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

iii. All cash contributions referred to in Recommendations 3.a.i-ii above shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the execution of the Section 37 Agreement to the date the payment is made;

iv. In the event the cash contributions referred to in Recommendations 3.a.i-ii above have not been used for the intended purposes within three (3) years of the Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 10;

v. The owner shall construct, provide and maintain a Privately-Owned and Publicly-Accessible Open Space ("POPS") at 241 Richmond Street West and 133 John Street West with a minimum area of 120 square metres in the form of a mid-block connection running through the site between the west property line and the east property line, in the location generally identified in the Zoning By-law Amendment, with the specific configuration and design of the POPS to be determined and secured in the context of a review of a Site Plan Control Application for the development, to the satisfaction of the Director, Community Planning, Toronto and East York District, in consultation with the Ward Councillor; and

vi. Prior to the earlier of one (1) year from any non-residential or residential use or occupancy, including interim occupancy pursuant to the Condominium Act, 1998, and registration of the first condominium for the site, except as otherwise agreed by the Chief Planner and Executive Director, City Planning, due to unforeseen delays (eg. weather), the owner shall prepare all documents and convey to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, in priority to all title encumbrances, for nominal consideration and at no cost to the City, a public access easement in perpetuity in favour of the City over the Privately-Owned Publicly-Accessible Open Space

set out in Recommendation 3.a)v. above, on terms set out in the Section 37 Agreement, satisfactory to the Chief Planner and Executive Director, City Planning. The owner shall be responsible, at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement.

b) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience in support of the development:

i. Prior to the commencement of any excavation or shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the General Manager, Transportation Services and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the Plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of access gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the General Manager, Transportation Services, in consultation with the Ward Councillor.

ii. Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submit the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- a) Updated Functional Servicing and Stormwater Management Report;
- b) Updated Hydrogeological Report;
- c) Servicing Report Groundwater Summary Form; and
- d) Hydrogeological Review Summary Form.

iii. Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

5. City Council declare, pursuant to subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that the owner, may be permitted to apply to amend the site specific zoning by-law for the lands at 241 Richmond Street West and 133 John Street before the second

anniversary of the first day on which any part of the site specific by-law comes into effect.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 24, 2021, recommending that the report be received for information. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.22>

A Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act for the properties at 241 Richmond Street West and 133 John Street was adopted by City Council on February 2, 2022. The Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC39.17>

SITE AND SURROUNDING AREA

The site is located at the southeast corner of Richmond Street West and John Street and extends down John Street to the north side of Nelson Street. It is rectangular in shape and approximately 1,737 square metres in size. The site has just over 30 metres of frontage on both Richmond and Nelson streets and 56.4 metres on John Street. The site is currently occupied by a 2-storey commercial building at the southeast corner of Richmond Street West and John Street and a 2-storey commercial building at the northeast corner of John Street and Nelson Street.

Official Plan Designation: Regeneration Areas

See Attachment 3 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The Downtown Plan (OPA 406): The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. Development in Mixed Use Areas 2 is to include building typologies that respond to their site context, including low-rise, mid-rise and some tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. The Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. Downtown neighbourhoods are to provide access to a complete range of amenities, services and

infrastructure and will be inclusive and affordable. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Spadina Secondary Plan (1996): The site is situated within the East Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements. The King Spadina Secondary plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97ec-cp-official-plan-SP-16-KingSpadina.pdf>

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

At its meeting on December 15, 2021 and also on May 11, 2022, City Council adopted some modifications to OPA 486 as an outcome of Tribunal-led mediation between the City and various appellants of OPA 486. The City Council Decisions can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.6>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.14>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. The updates noted above were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes 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 facilities, and more carefully responds to the built form and heritage character of the area. The site is situated within the East Precinct and is designated Mixed Use Areas 2 - Intermediate and also in Transition Zone E in OPA 486.

Zoning: The site is zoned CRE (Commercial Residential Employment) under Zoning By-law 569-2013 with a height limit of 30.0 metres plus 5 metres for a mechanical penthouse. The CRE zoning category does not include maximum density provisions but rather, the building envelope is established through performance standards, including height, ground level setbacks and upper level setbacks. **See Attachment 5** of this report for the existing Zoning By-law Map.

Surrounding Land Uses:

North: at the northeast corner of Richmond Street West and John Street is the 5-storey heritage-designated Wesley building, more commonly known as the Bell Media/CTV headquarters.

South: the majority of the block on the south side of Nelson Street and north side of Adelaide Street West is occupied by Toronto Fire Station 332, which is subject to a redevelopment proposal for a 61-storey mixed-use development (File No. 21- 249716 STE 10 OZ). Additionally, south of Nelson Street along the east side of John Street, are a series of 3-storey heritage-designated rowhouses.

East: a new public park is proposed immediately east of the subject site (at 229 Richmond Street West). This city-owned site is currently a surface parking lot and temporary patio space in the summer. East of this, on the west side of Duncan Street, are two former warehouse buildings, now converted to residential uses, ranging in height from 5 to 8 storeys.

West: a commercial complex commonly known as RioCan Hall is located at the southwest corner of Richmond Street West and John Street. This site is subject to a recently approved re-development proposed for a mixed-use development consisting of two towers with heights of 37 and 42 storeys and includes the replacement of the existing movie theatre (file no 19- 144266 STE 10 OZ).

THE APPLICATION

Description: A 40 storey (132.5 metres, inclusive of the rooftop mechanical penthouse) mixed-use building. The designated heritage buildings at 241 Richmond Street West and at 133 John Street are proposed to be retained and incorporated into the development. A 4 metre wide mid-block pedestrian connection with an east-west orientation is proposed in the middle of the site providing direct pedestrian access from John Street to the proposed public park to the immediate east of the site at 229 Richmond Street West.

Two towers are proposed on the site, one, closest to Richmond Street West, having a height of 34 storeys (107.30 metres) and two,, closest to Nelson Street having a height of 40 storeys plus the mechanical penthouse (132.5 metres).

Density: 19 times the area of the lot.

Dwelling Units and Amenity Space: 459 residential dwelling units along with a total of 528 and 561 square metres of indoor and outdoor amenity space respectively are proposed. This results in a combined total of 2.37 square metres of amenity space per unit.

Pedestrian Access: The pedestrian lobby is proposed along the John Street frontage adjacent to the mid-block connection. The lobby is setback 6.05 metres from the property line creating a forecourt adjacent to the mid-block connection.

Retail: The proposal includes a total of 1,116 square metres of retail space within the ground and second floors at the corner of Richmond Street West and John Street and another 156 square metres within the ground and second floors at the corner of John Street and Nelson Street.

Vehicular Access and Loading: Vehicular access is proposed from Nelson Street along with a loading space located within the ground floor of the building.

Additional Information

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 7 for the site plan, Attachments No. 8-9 for a three dimensional representation of the current proposal in context, Attachments No. 10- 11 for the renderings and Attachments No. 12-15 for the elevations.

Key Revisions from the Original Proposal: The current proposal incorporates numerous revisions from the original application as summarized below:

- Decrease in building height for the portion closest to Richmond Street West from 36 to 34 (112.95 metres to 107.30 metres);
- Decrease in building height for the portion closest to Nelson Street from 41 to 40 storeys (137.45 metres to 132.5 metres, including the mechanical penthouse);
- Conservation of the heritage building at 133 John Street, previously proposed to be demolished;
- Increase in the setback of the portion of the base building closest to Richmond Street West from the east property line (shared with the park) from 2.59 meters to 3.63 metres;
- Reduction in the number of residential units from 470 to 459; and
- Increase in the amount of residential amenity space from 470 and 430 square metres of indoor and outdoor space respectively (ratio of 1.9 square metres per unit) to 528 and 539 square metres of indoor and outdoor space respectively (ratio of 2.32 square metres per unit).

Additionally, as a result of pre-application discussions between the applicant and City staff, the midblock connection as currently proposed was added to the development. Finally, also at the request of the City, the original proposal included shared vehicular access through the underground parking garage on the subject site to a proposed Toronto Parking Authority (TPA) parking garage located beneath the park on the adjacent site. The original submitted plans included the TPA portion of the underground garage which was to be designed and constructed by the applicant. The TPA garage is no longer proposed in this location, however, and as such has been removed from the applicant's plans.

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in height, as well as site-specific provisions for setbacks, parking, loading and bicycle parking to implement the proposed development.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan application was submitted (File No. 21- 171254 STE 10 SA) and is being reviewed concurrently with the application to Amend the Zoning By-law.

Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. 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. 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 Greater Golden Horseshoe region.

Agency Circulation

The application, together with the reports/studies submitted in support of the application, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on November 2, 2021, attended by approximately 20 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Only a few comments and questions were provided by the meeting attendees, including:

- Anticipated amount of retail space;
- Provision of entertainment uses (such as restaurants and music venues) as the site is in the Entertainment District; and
- Questions about access to the loading space proposed to be located on Nelson Street versus one of the other street frontages.

Staff also received written comments in support of retaining the heritage building at 133 John Street.

The issues raised through community consultation and written feedback have been considered through the review of the application. The most significant change made to the development proposal, which staff also identified as a key consideration from the time of the original submission of the application, is the conservation of the heritage building at 133 John Street.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Built Form

City Planning staff find that the proposal conforms with the applicable Official Plan built form policies related to tall building development and the development criteria for Regeneration Areas. The proposal also conforms with the built form policies respecting Mixed Use Areas 2 in the Downtown Secondary plan as well as the in-force King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2022).

The subject site is located within Transition Zone E in the updated King-Spadina Secondary Plan, requiring that development remain beneath a 45 degree angular plane taken from the curb on the north side of Queen Street West. The proposed height of 40 storeys (132.5 metres inclusive of the mechanical penthouse) fits beneath the angular plane and is therefore acceptable to staff.

The 2-storey heritage building proposed to be conserved at the southeast corner of Richmond Street West and John Street establishes the streetwall height for this portion of the building. The tower within this portion of the site will rise 32 storeys above the heritage building and will step back 5.39 metres from the edges of the heritage building along the Richmond Street West and John Street frontages. A stepback of 4.4 metres is proposed on the east side, which alternates slightly between floors, setting the tower 7.8 to 8 metres from the east property line.

Within the southern portion of the site, an 8-storey streetwall height is proposed with the conserved 2-storey house form building integrated into the southwest corner of the base building. The tower on this portion of the site will rise 32 storeys above the 8-storey base building, with proposed stepbacks of 4.1 metres and 3 metres along the John Street and Nelson Street frontages respectively. This portion of the tower will be set back 6.4 to 7.9 metres from the east property line. As part of the architectural expression of the proposed building, balconies of varying depths will encroach into the stepbacks.

A four metre wide, 9 metre high mid-block pedestrian connection is proposed between the 2 and 8-storey base buildings. The building is proposed to span over the midblock connection starting at the 3rd floor, however, and will continue to read as two separate buildings due to the placement of balconies and stepbacks.

Staff are satisfied with the proposed built form. The two-storey streetwall at the north end of the site conserves what is currently on the site and is consistent with the surrounding heritage context. The 8-storey streetwall at the south end of the site is also consistent with the existing and planned context along Nelson and John Streets. The total proposed building height is also consistent with the surrounding context and complies with the secondary Plan policies for sites within Transition Zone E.

The proposed ground level setbacks and upper level stepbacks were considered in conjunction with the proposed heritage conservation strategy and the surrounding context which includes an adjacent public park and are appropriate.

Public Realm

As part of the heritage conservation strategy for the buildings at 241 Richmond Street West and at 133 John Street, the existing sidewalk widths are maintained along all three street frontages with the exception of slight increases to the sidewalk width along a portion of John Street and Nelson Street immediately adjacent to the heritage building. As such, the resultant sidewalks for the project will be 3 metres on Richmond Street West, 9.4 metres on John Street and 3.69 metres on Nelson Street. Immediately adjacent to the 133 John Street heritage building, the sidewalk width will increase by 1.5 metres to 10.9 metres and 5.19 metres on John Street and Nelson Street Respectively.

The proposed ground floor uses help to animate the public realm with the provision of a residential lobby along John Street and retail space at the corner of Richmond Street West and John Street and also at the corner of John Street and Nelson Street. These uses will allow for access and views from the public realm, including the adjacent public park.

Additionally, the residential lobby area will be recessed from the John Street property line by 6 metres creating a forecourt. This forecourt will be immediately adjacent to the mid-block connection described further below in this report. As well, the northern half of the building closest to Richmond Street West will be set back 3.6 metres from the shared property line with the park allowing for retail patio space adjacent to the park.

A Concept Landscape plan submitted in support of the application shows 6 new street trees along John Street in addition to movable planters. Further detailed design of the public realm along all three street frontages will be addressed during the Site Plan Control review process. Detailed design of the public realm along John Street will also be coordinated with the John Street Corridor Improvements project.

On the southern half of the site, a green wall is proposed on the building façade facing the park, creating a buffer between the park and the vehicular access to the site.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

Privately-Owned Publicly-Accessible Mid-Block connection

The public realm is also extended and enhanced with the proposed east-west publicly accessible pedestrian walkway (mid-block connection) through the centre of the site between John Street and the proposed public park to the east. The walkway would have a width of 4 metres widening to 6.25 metres for the portion closest to John Street. As noted above, the residential access to the building is proposed in this location with a recessed glass lobby entry, creating a larger open area measuring approximately 37 square metres. The building is proposed to span over the walkway at a two-storey height (9 metres) and the walkway will remain open to the public without any restrictions.

Staff consider the proposed mid-block connection to be a positive element of the proposal, allowing both views and pedestrian access to/from the future park. Staff recommend that the mid-block connection be secured in the Section 37 Agreement and its final design be secured through the Site Plan Control process.

Heritage Impact and Conservation Strategy

The property at 241 Richmond Street West contains a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style by the well-known Toronto architecture firm, Page & Steele. The property at 133 John Street represents the only surviving building in a larger grouping of dwellings constructed on the east side of John Street in the 1870s. Both of these properties are designated heritage under Part IV of the Ontario Heritage Act. The site is also located within the King-Spadina Heritage Conservation District under Part V of the Heritage Act.

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted in support of the revised proposal prepared by ERA Architects Inc., for consistency with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

The original proposal for this site retained in situ the entire north façade along Richmond Street West and also three bays of the west façade along John Street of the heritage resource at 241 Richmond Street West. It proposed the complete removal of the heritage resource at 133 John Street, however. The proposal was subsequently revised to retain the west (principle) and south facades, as well as partial returns on the north and east elevations of the 133 John Street house-form building. Portions of the roof above the retained facades are also proposed to be retained.

Staff support the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage properties. City Planning staff are satisfied the proposal meets the intent of the

Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies.

An Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement Report for the subject property will be submitted to the June 14, 2022 meeting of the Toronto Preservation Board and subsequently the June 29, 2022 meeting of the Toronto and East York Community Council.

Shadow Impact

The submitted shadow study shows that the reduction in building height from 137.45 metres to 132.5 metres completely eliminates the shadow from the north sidewalk of Queen Street West by 12:18 pm on the spring and fall equinoxes, minimally deviating from the updated but under appeal King-Spadina Secondary plan requiring that there be no shadow after noon during the spring and fall equinoxes.

With the location of the proposed park to the immediate east of the subject site, a small amount of new net shadow will result at 2:18 pm (northwest corner) and 3:18 pm (northeast corner) on the park on the spring equinox and at 2:18 during the fall equinox.

The proposal does not cast shadows on any existing parks identified as Sun Protected Parks and Open Spaces in the Downtown Plan (OPA 406) or named in the updated King Spadina Secondary plan and as such staff find the shadows generated by the proposal acceptable.

The amount of continuous sunlight and incremental shadowing is appropriate and staff find the shadows generated by the proposal acceptable.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or sitting during the spring, summer and fall). The proposed public park to the east of the site will be suitable for sitting in the summer and fall months, becoming more comfortable for standing or walking in the spring and winter. Additionally, the various existing patios surrounding the site will be suitable for sitting throughout the spring, summer and fall. As well, the outdoor amenity space proposed on the third floor will be suitable for sitting throughout the summer and for a mix of sitting and standing into the spring and fall, without the need for mitigation. The rooftop outdoor amenity on floor 35 will require some form of wind mitigation such as screening adjacent to sitting areas.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Further evaluation of the appropriate wind mitigation measures respecting the outdoor amenity space on the 35th floor will be determined at the Site Plan Control stage.

Residential Unit Mix

The Downtown Plan includes policies to sensitively intensify lands designated Mixed Use Areas and achieve a balanced mix of unit types and to support the creation of housing suitable for families. The Downtown Plan requires that developments containing more than 80 residential units include a minimum of 15% two-bedroom units, 10% three-bedroom units, and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to two- and three-bedroom units through accessible or adaptable design measures. The Growing-Up Guidelines provide similar guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

A total of 459 residential units are proposed, consisting of 47 studio units (10%), 299 one-bedroom units (65%), 69 two-bedroom units (15%), and 44 three-bedroom units (15%). An additional 69 units will be provided as units that can be converted to two- and three-bedroom units, meeting the policies of the Downtown Plan and the Growing-Up Guidelines. However, the unit sizes do not meet the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to pursue through the Site Plan Control review process.

Amenity Space

Amenity space for building residents is proposed on the ground floor, 2nd floor, and roof top level above the 34-storey portion of the building. A total of 528 square metres of indoor amenity space (1.15 square metres per unit) is proposed along with 539 square metres of outdoor amenity space (1.17 square metres per unit). Given the proximity of the site to the proposed public park adjacent to the site, staff are satisfied with the proposed amount of outdoor amenity space. Staff will work with the applicant through the Site Plan Control review process to ensure that the design of both the outdoor and indoor amenity space optimizes its utility. This includes provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

Parkland

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 component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% 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.

Cycling Infrastructure

A total of 491 bicycle parking spaces are proposed (433 long-term and 58 short term) exceeding the minimum requirement by 31 spaces. The proposed parking is located within the P1 and P1 Mezzanine of the parking garage. A separate building entrance for

cyclists with direct access to the bicycle parking spaces is proposed from John Street utilizing a stair and integrated ramp system.

Traffic Impact, Access, Parking and Loading

Vehicular access for parking located in a 4-level underground parking garage will be from a private driveway off Nelson Street. A total of 96 residential parking spaces are proposed, including 2 auto share spaces. No parking spaces are proposed for visitors or the retail use. Access to a Type G loading space will also be from the private driveway.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

Green Infrastructure

The proposed development includes an Enwave Deep Lake Water Cooling system facility utilizing the cold temperature of the water from the bottom of Lake Ontario within the building's cooling system, reducing the greenhouse gas emissions created by the building. Other sustainability measures will be secured through the Site Plan Control application.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have identified several items for clarification, including the need for an updated Functional Servicing and Stormwater Management Report, Hydrogeological Report, Servicing Report Groundwater Summary Form, and Hydrogeological Review Summary Form. These materials have already been submitted by the applicant and are currently under review by applicable City staff.

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, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Archaeological Assessment

A Stage 1 Archaeological Resource Assessment was submitted in support of the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the subject property.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Secondary Plan and the King-Spadina Secondary Plan and Secondary Plan update. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, Downtown Plan and King-Spadina Secondary Plan and Secondary Plan update, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, conservation of heritage resources, an enhanced public realm and a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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Director Community Planning,
Toronto and East York District

ATTACHMENTS

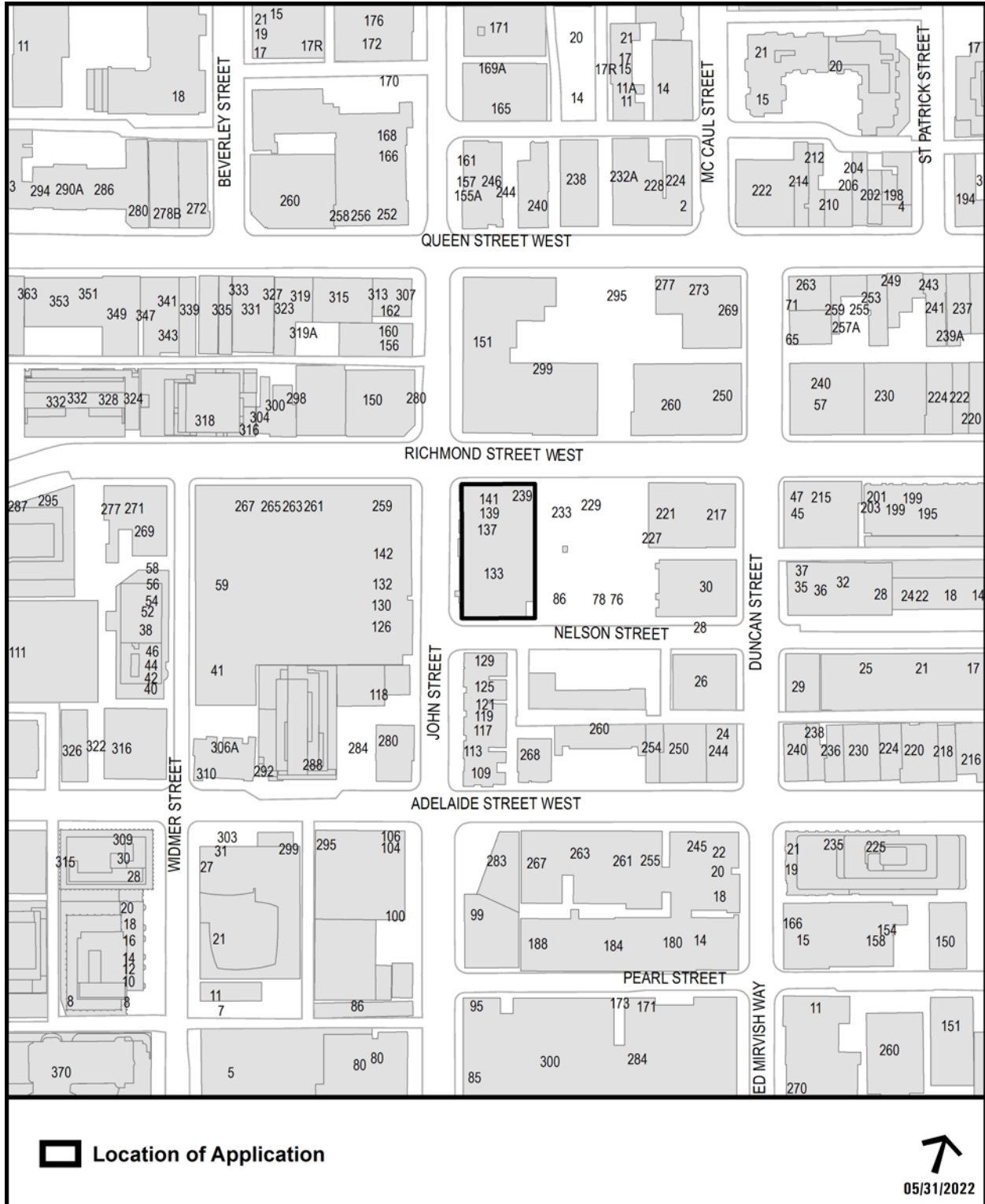
City of Toronto Data/Drawings

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Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 241 Richmond St W and 133 John St Date Received: June 16, 2021

Application Number: 21 171253 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposed Zoning By-law Amendment to allow the redevelopment of the site with a 40-storey mixed-use building with a total height of 132.5 metres. The application proposes commercial uses within the ground floor and 459 residential units above. The existing heritage buildings at 241 Richmond Street West and 133 John Street are proposed to be retained and integrated into the development. Site access is proposed off Nelson Street.

Applicant	Agent	Architect	Owner
Tridel	Bousfields Inc.	Architects Alliance	2764432 Ontario Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	N/A
Zoning:	CRE	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,737 Frontage (m): 56 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,553	22	1,456	1,478
Residential GFA (sq m):			31,694	31,694
Non-Residential GFA (sq m):	1,553		1,273	1,273
Total GFA (sq m):	1,553		33,005	33,005
Height - Storeys:	2		41	41
Height - Metres:	10		138	138

Lot Coverage Ratio (%): 85.07 Floor Space Index: 19

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	31,694	
Retail GFA:	1,273	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			459	459
Other:				
Total Units:			459	459

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		47	299	69	44
Total Units:		47	299	69	44

Parking and Loading

Parking Spaces:	96	Bicycle Parking Spaces:	491	Loading Docks:	2
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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

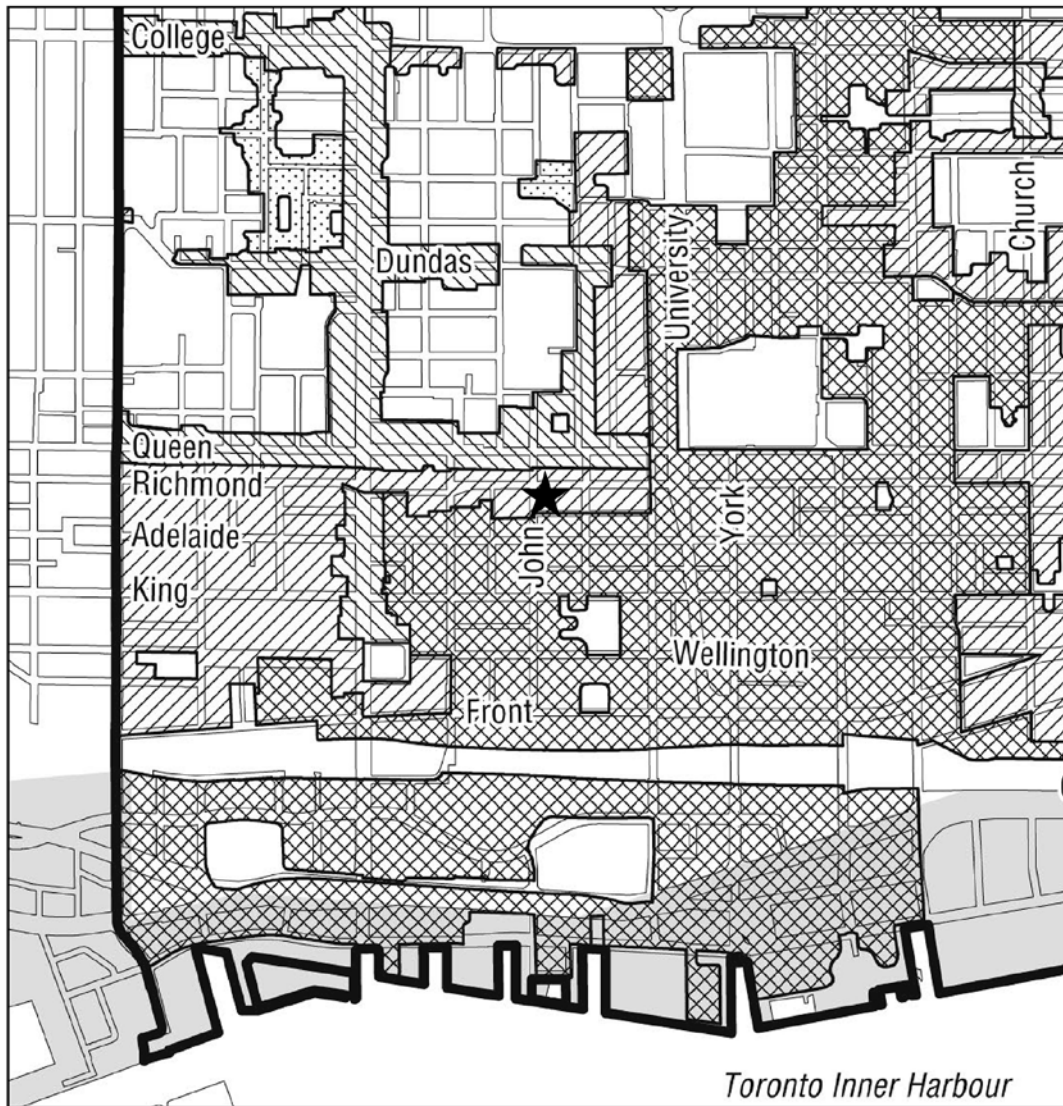
241 Richmond Street West & 133 John Street

File # 21 171253 STE 10 02



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Attachment 4: Downtown Plan Mixed Use Areas Map



Toronto Inner Harbour



241 Richmond Street West and 133 John Street

Excerpt from Downtown Plan
Map 41-3 Mixed Use Areas

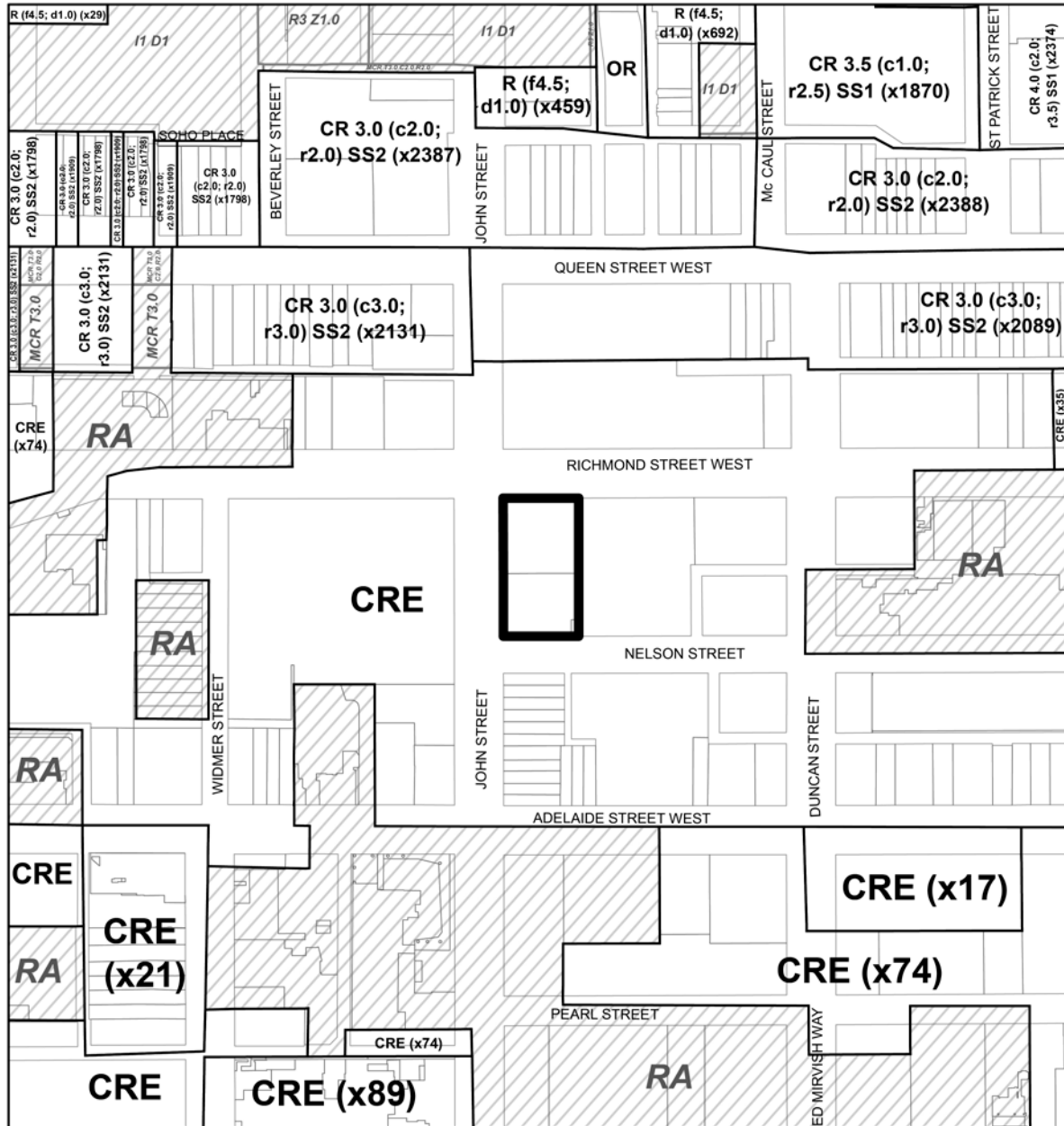
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- ★ Location of Application
- Downtown Plan Boundary
- ▨ Mixed Use Areas 1 - Growth
- ▧ Mixed Use Areas 2 - Intermediate
- ▩ Mixed Use Areas 3 - Main Street
- ▤ Mixed Use Areas 4 - Local
- ▥ Central Waterfront Secondary Plan



Not to Scale
05/31/2022

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

241 Richmond Street West and 133 John Street

File # 21 171253 STE 20 0Z



Location of Application

- R** Residential
- CR** Commercial Residential
- CRE** Commercial Residential Employment
- OR** Open Space Recreation

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

- R3** Residential District
- MCR** Mixed-Use District
- RA** Mixed-Use District
- I1** Industrial District

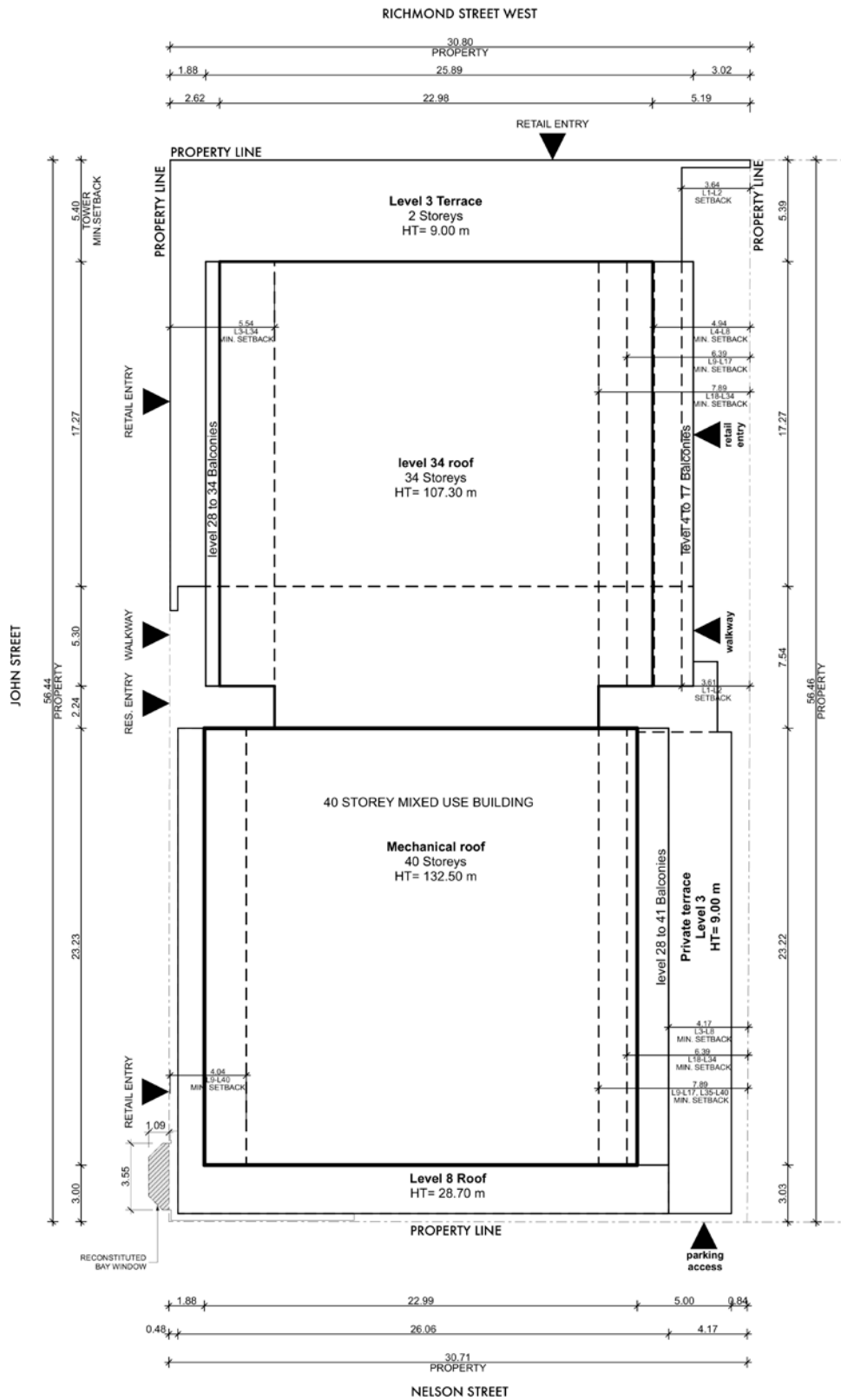


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Attachment 6: Draft Zoning By-law Amendment

To be available at the June 29, 2022, meeting the of Toronto and East York Community Council

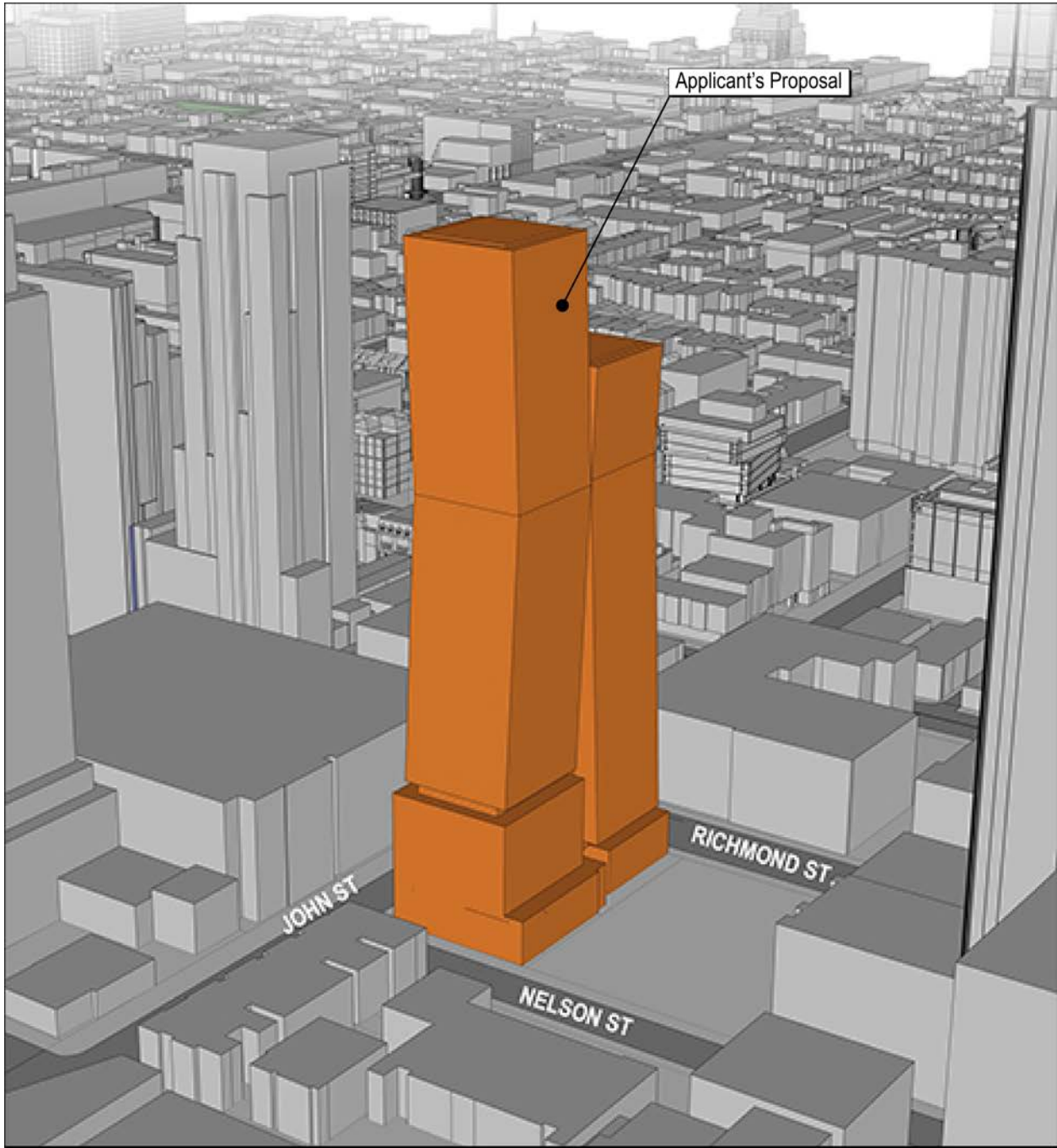
Attachment 7: Site Plan



Site Plan



Attachment 8: 3D Model of Proposal in Context - Northwest

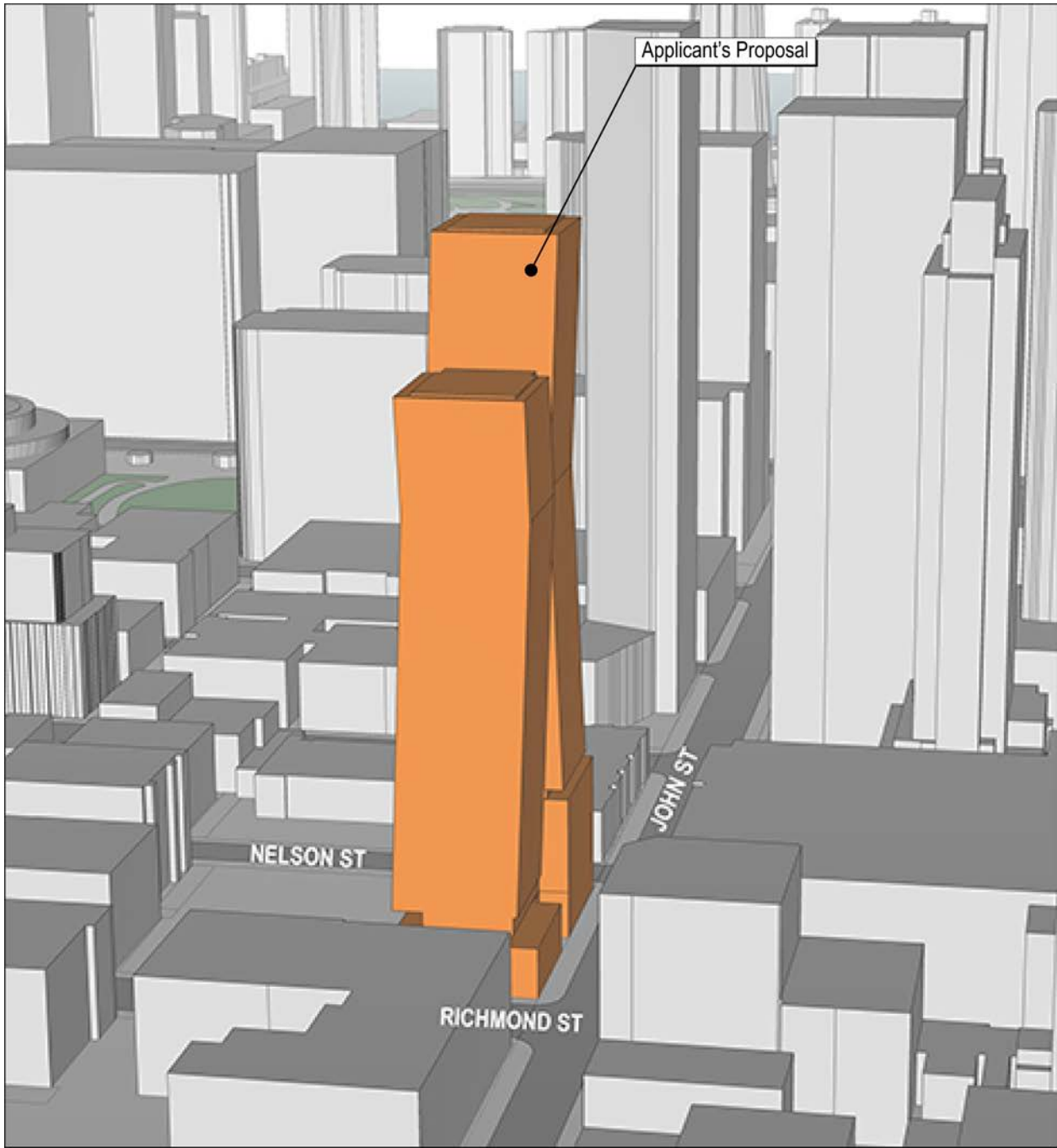


View of Applicant's Proposal Looking Northwest



05/31/2022

Attachment 9: 3D Model of Proposal in Context - Southeast



View of Applicant's Proposal Looking Southeast



05/31/2022

Attachment 10: Rendering - Looking Southeast



View of Applicant's Proposal Looking Southeast



06/07/2022

Attachment 11: Rendering - Looking Southwest

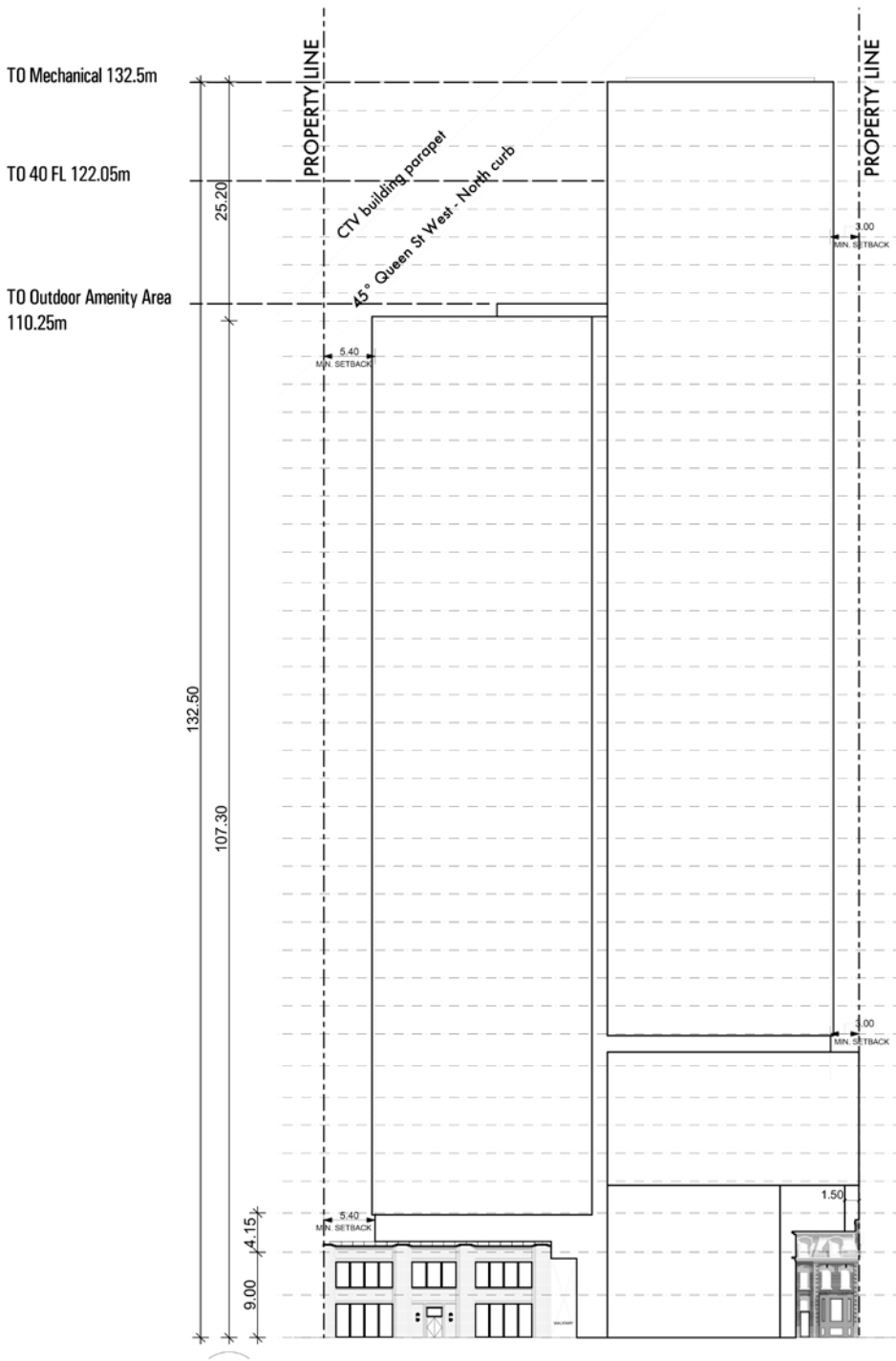


View of Applicant's Proposal Looking Southwest



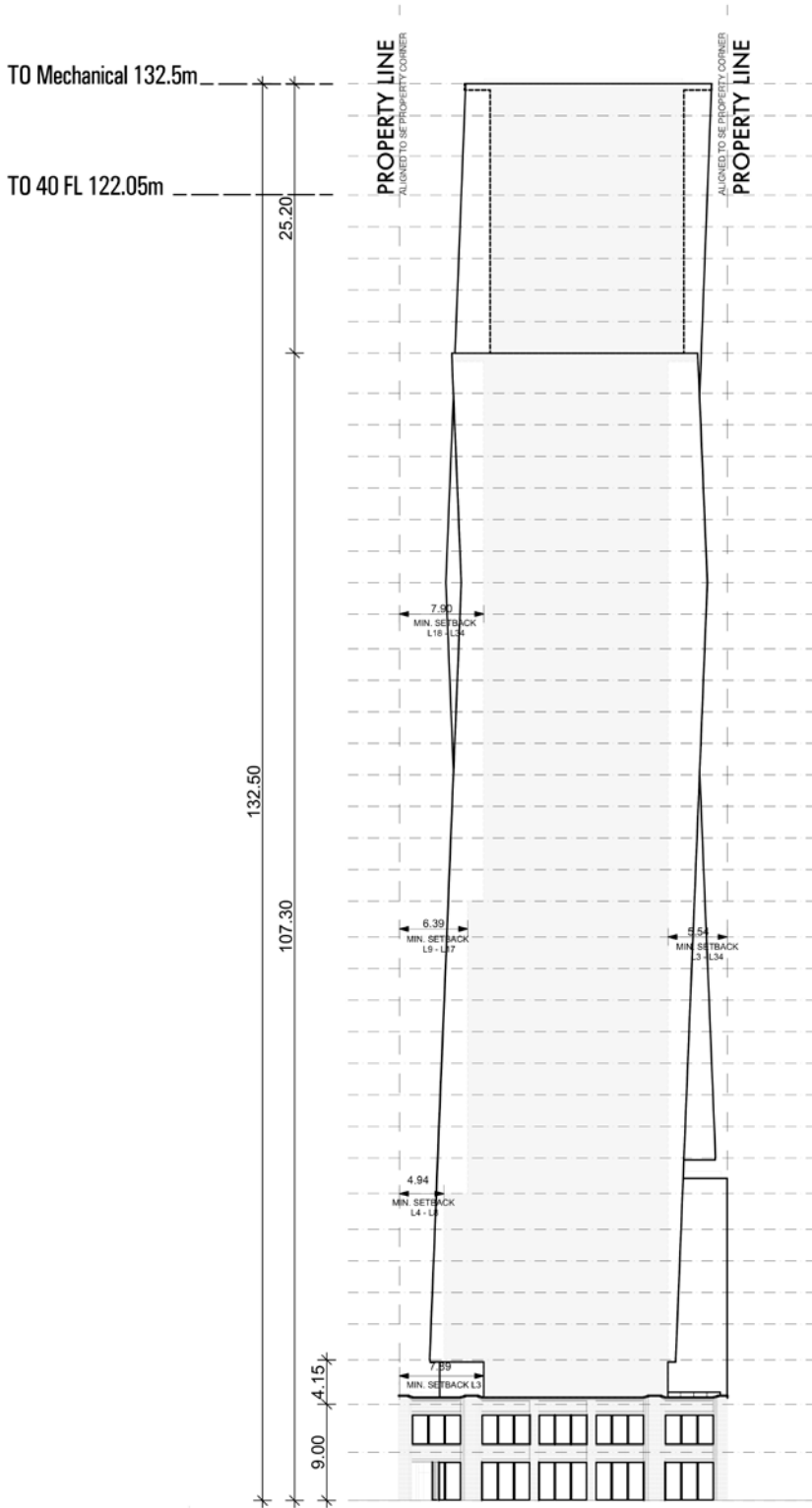
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Attachment 12: West Elevation



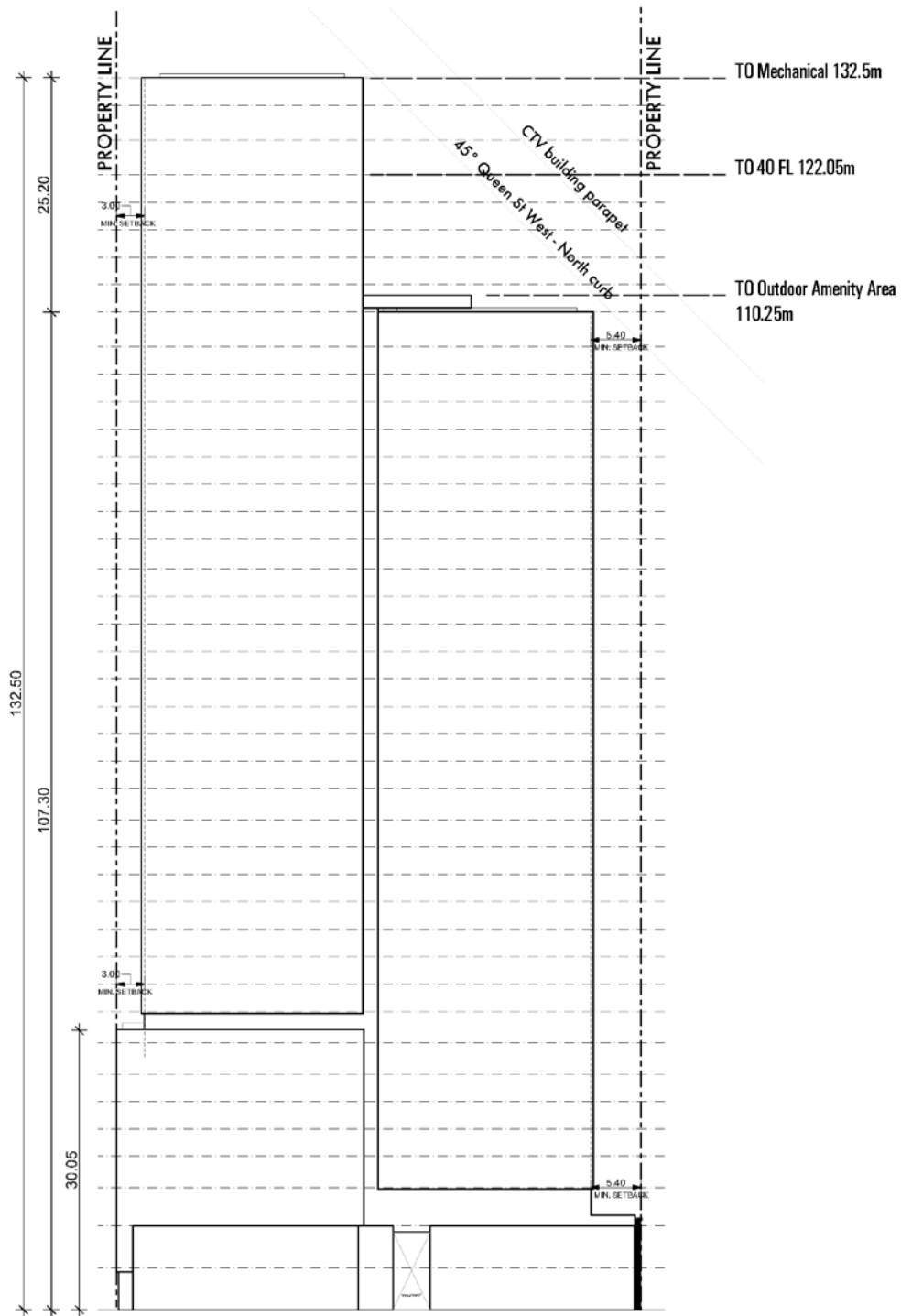
West Elevation

Attachment 13: North Elevation



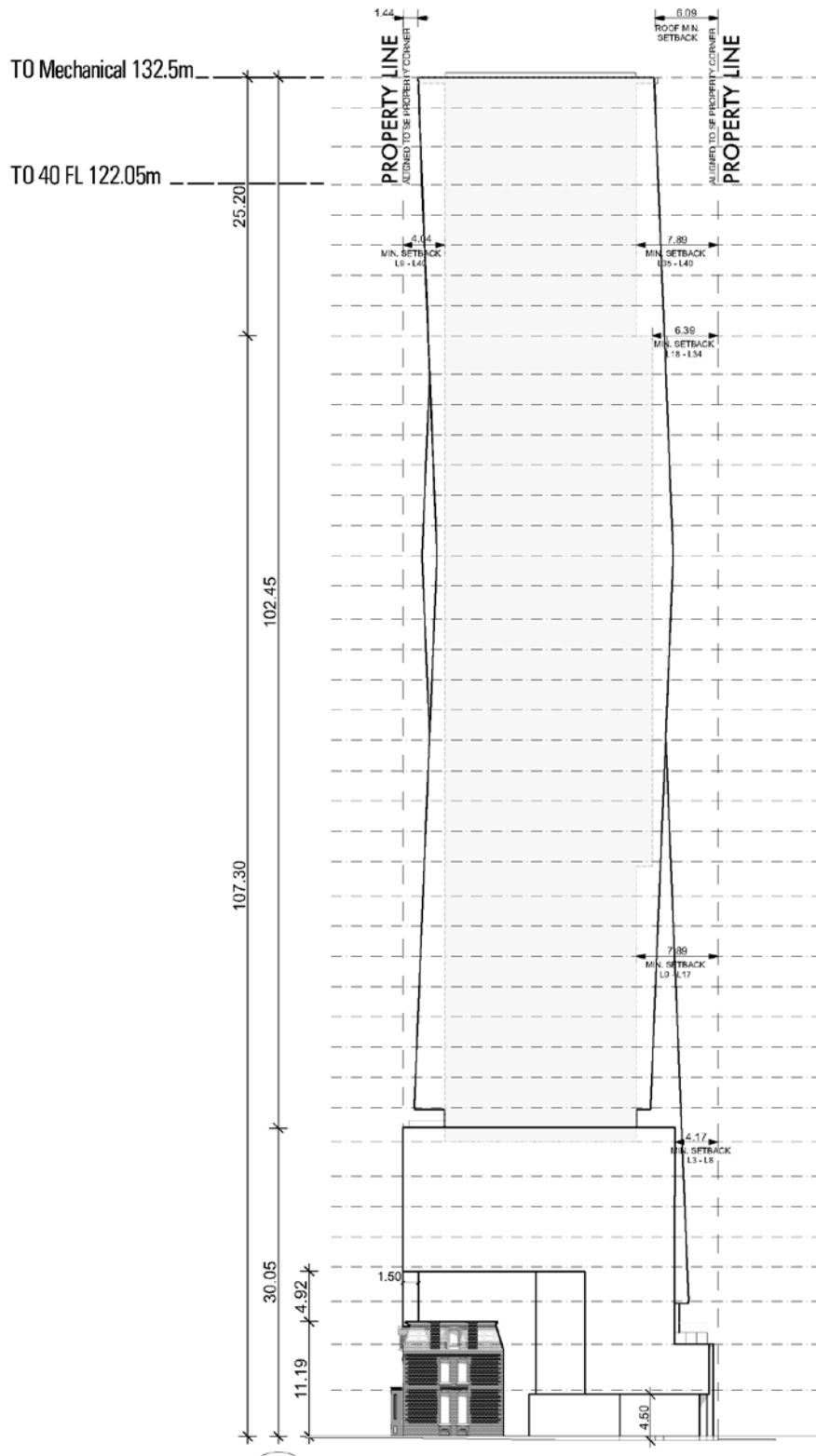
North Elevation

Attachment 14: East Elevation



East Elevation

Attachment 15: South Elevation



South Elevation