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November 14, 2023

Our File No. 172336

BY EMAIL - teycc@toronto.ca

Toronto East York Community Council
Toronto City Hall
100 Queen St. W.
Toronto ON M5H 2N2

Dear Members of Council Committee:

**Re: Agenda Item 2023.TE9.12
822-838 Richmond Street West
Official Plan and Zoning By-law Amendment Applications
Decision Report - Approval**

Aird Berlis LLP is counsel to HM PF (822-838 Richmond) Ltd. ("Hullmark"), which has filed applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) for the lands located at 822 – 838 Richmond Street West (the "Site").

The Site has been the subject of prior development approval, including an Official Plan Amendment in 2018 which contemplated a five (5) storey commercial building on the Site. In 2021 Hullmark assumed control of the Site and commenced the planning process with respect to the above referenced applications. Since that time, Hullmark has been in discussions and consultations with City staff, including two (2) pre-application meetings prior to submission, participated in community consultation meetings held by the City, and engaged with area residents in respect of the applications including meeting with the Trinity – Niagara Residents' Association.

The proposal represents an appropriately scaled and well designed residential infill project in an area well served with community infrastructure. The highly thoughtful architectural approach by Atelier Barda reflects the built context of the Site, retaining in its entirety the original three (3) storey brick commercial building. Since it filed its initial applications in July, 2022, our client has made meaningful changes to the development proposal including: adjusting the streetwall height and building setbacks along Richmond to respond to the built form to the west, confirming and securing the separation distance from west facing windows to area residential properties in the ZBLA, and providing an increased separation from the midblock (east/west) laneway.

Hullmark and its consultant team were gratified that their careful approach to design and response to the area context resulted in the positive staff report which is recommending approval of the application. We also note that changes have been made to the draft instruments (OPA/ZBLA) in response to direction from City staff.

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On behalf of Hullmark, we thank you in advance for your consideration of this matter. We will be attending, together with Ms. Kelly Graham of SvN, to provide a brief deputation on this matter and to answer any questions arising. A copy of Ms. Graham's presentation is attached.

Given that this matter comes forward with staff's recommendation for approval, we are prepared to waive our deputation in the interests of an efficient agenda, should there be no matters to address.

AIRD & BERLIS LLP



Eileen P. K. Costello

EPKC/gg

Att.

c: Client

54950652.1

AIRD BERLIS

hullmark

Atelier Baroda

SvN ERA



BA Group

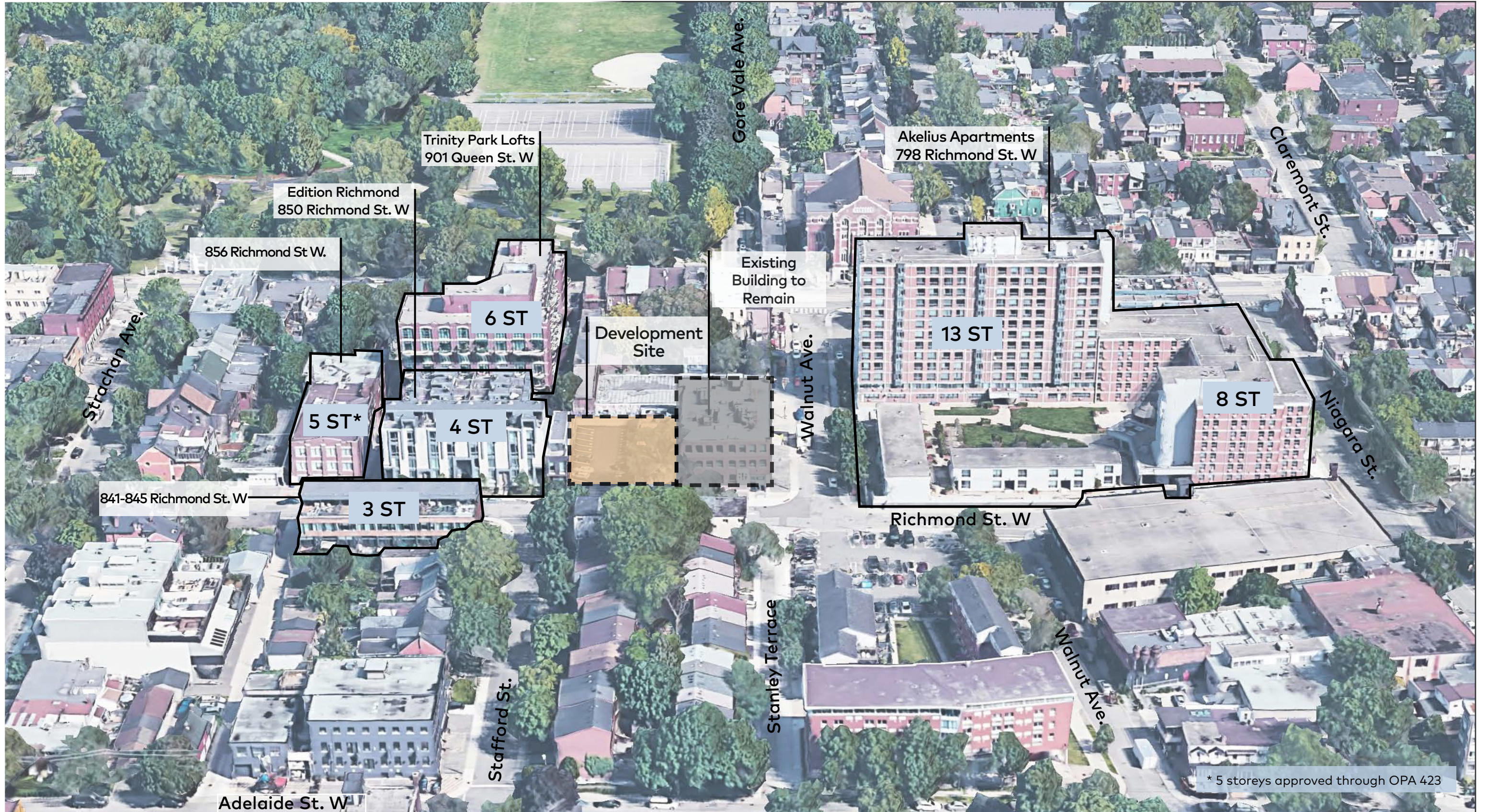
822-838 Richmond St. West
Toronto and East York Community Council
November 15, 2023



Timeline

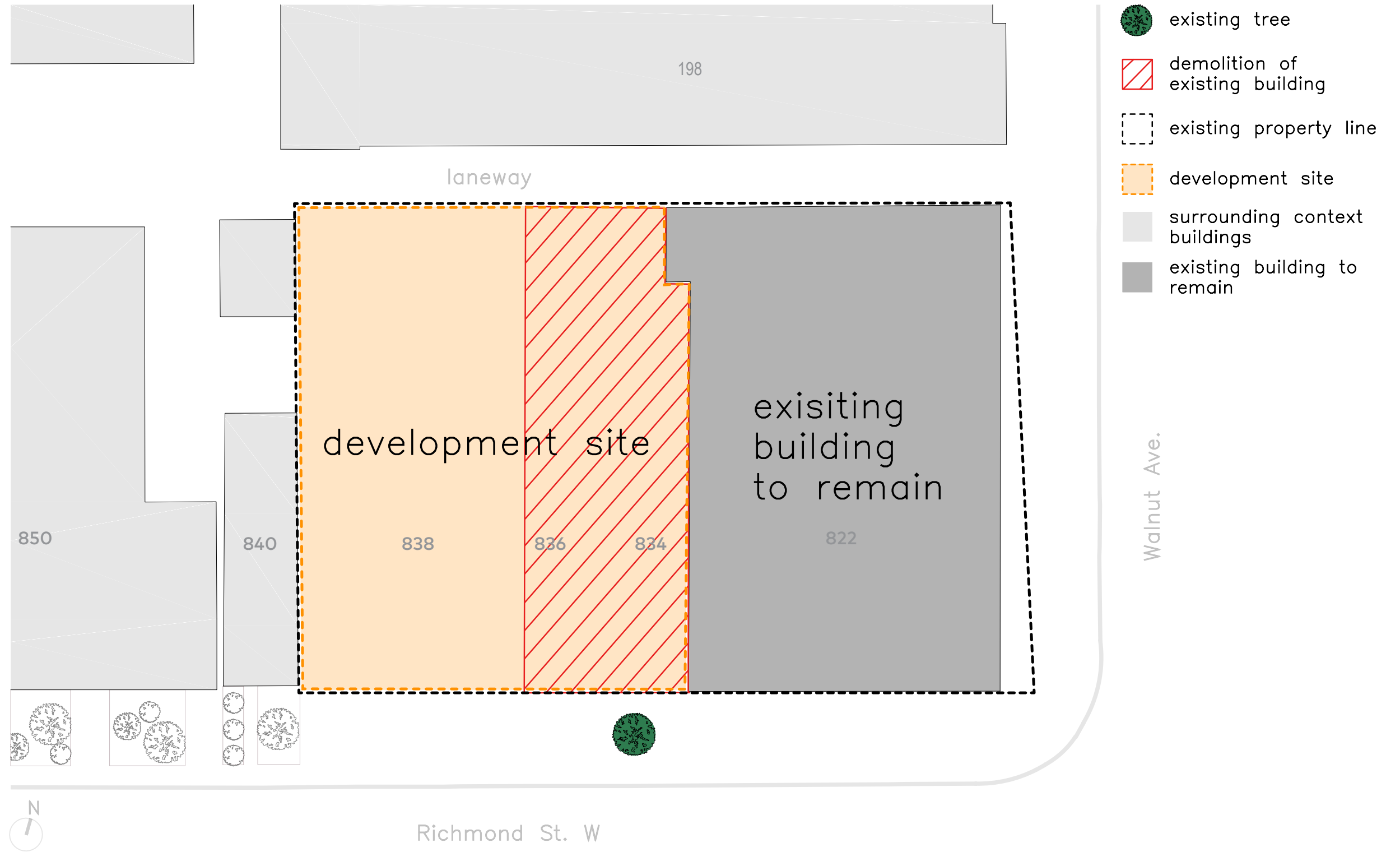
- 2018: Development application submitted by previous owner is approved
- September 2021: Site is acquired by Hullmark
- March 2022: First pre-application consultation meeting
- May 2022: Second pre-application consultation meeting
- July 2022: Official plan amendment and zoning by-law amendment application submitted
- February 2023: Community Consultation Meeting
- April 2023: First Meeting with Trinity-Niagara Residents' Association
- June 2023: Second Meeting with Trinity-Niagara Residents' Association
- July 2023: Second Submission
- ★ November 2023: Statutory Public Meeting at Toronto and East York Community Council

The Site and Immediate Surroundings



* 5 storeys approved through OPA 423

822 - 838 Richmond Street West



Existing Conditions



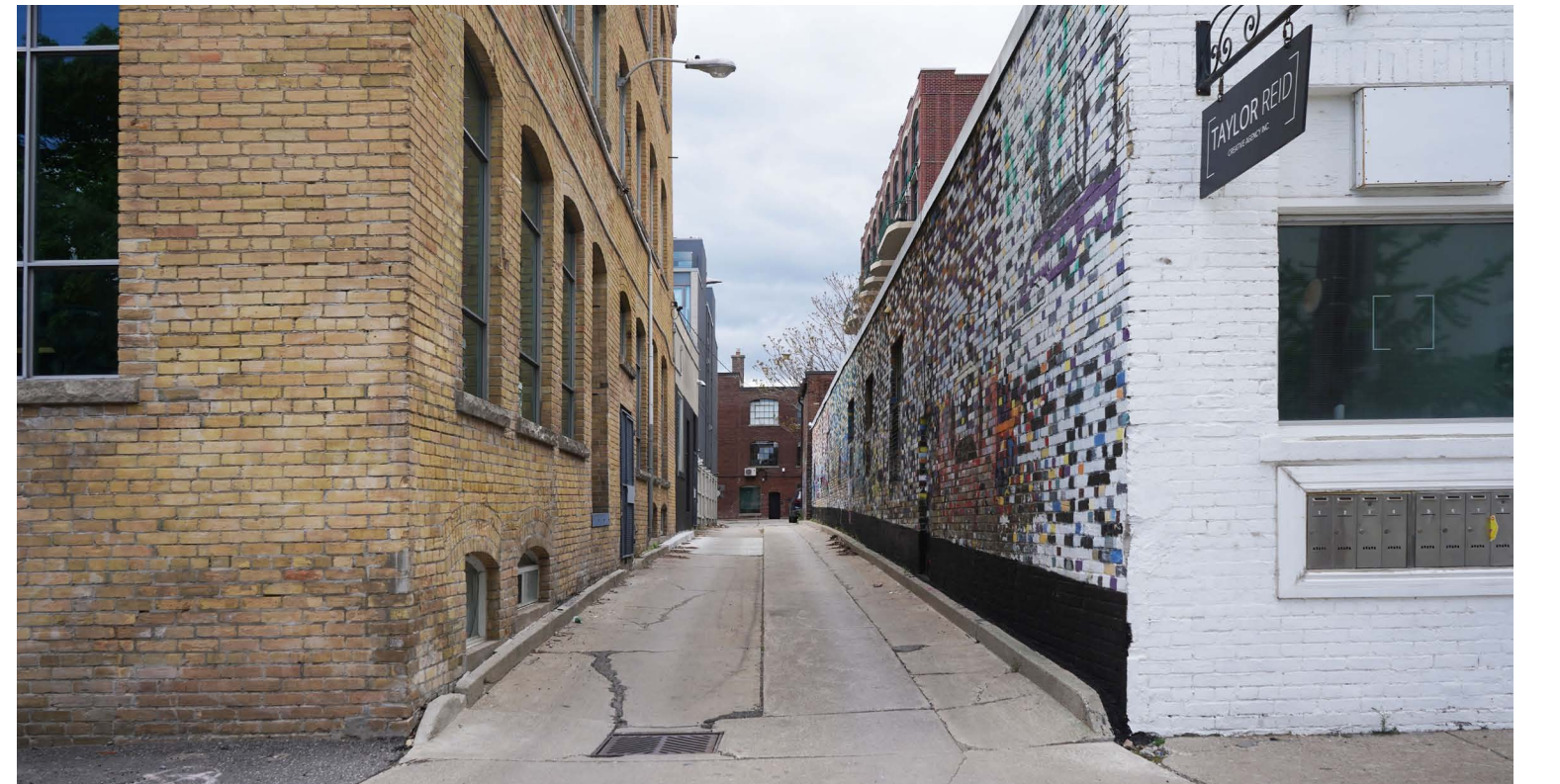
View looking north of 822 and 828 Richmond Street West



View looking northeast of 828 Richmond Street West

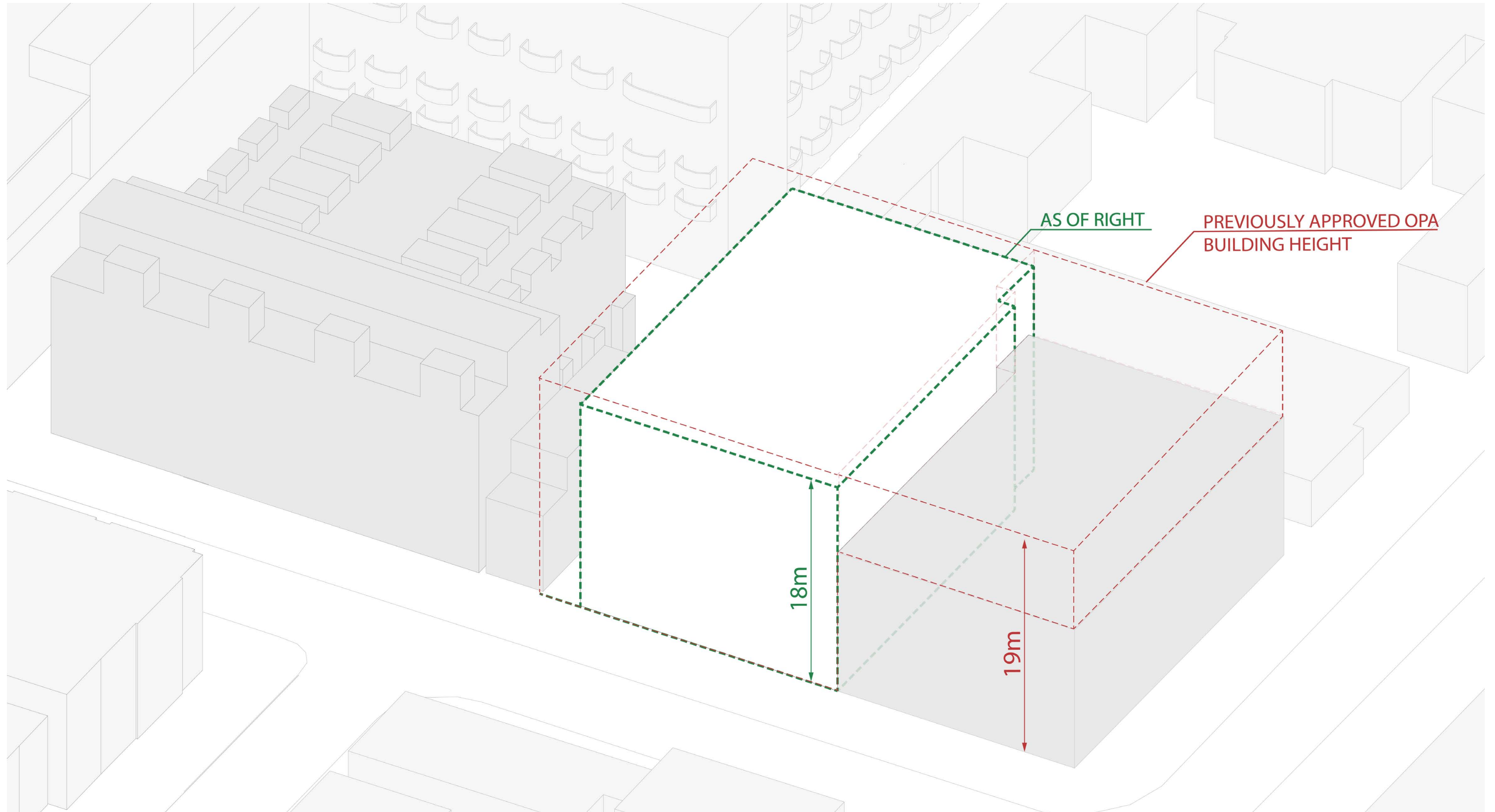


View looking north of the parking lot at 834-838 Richmond Street West

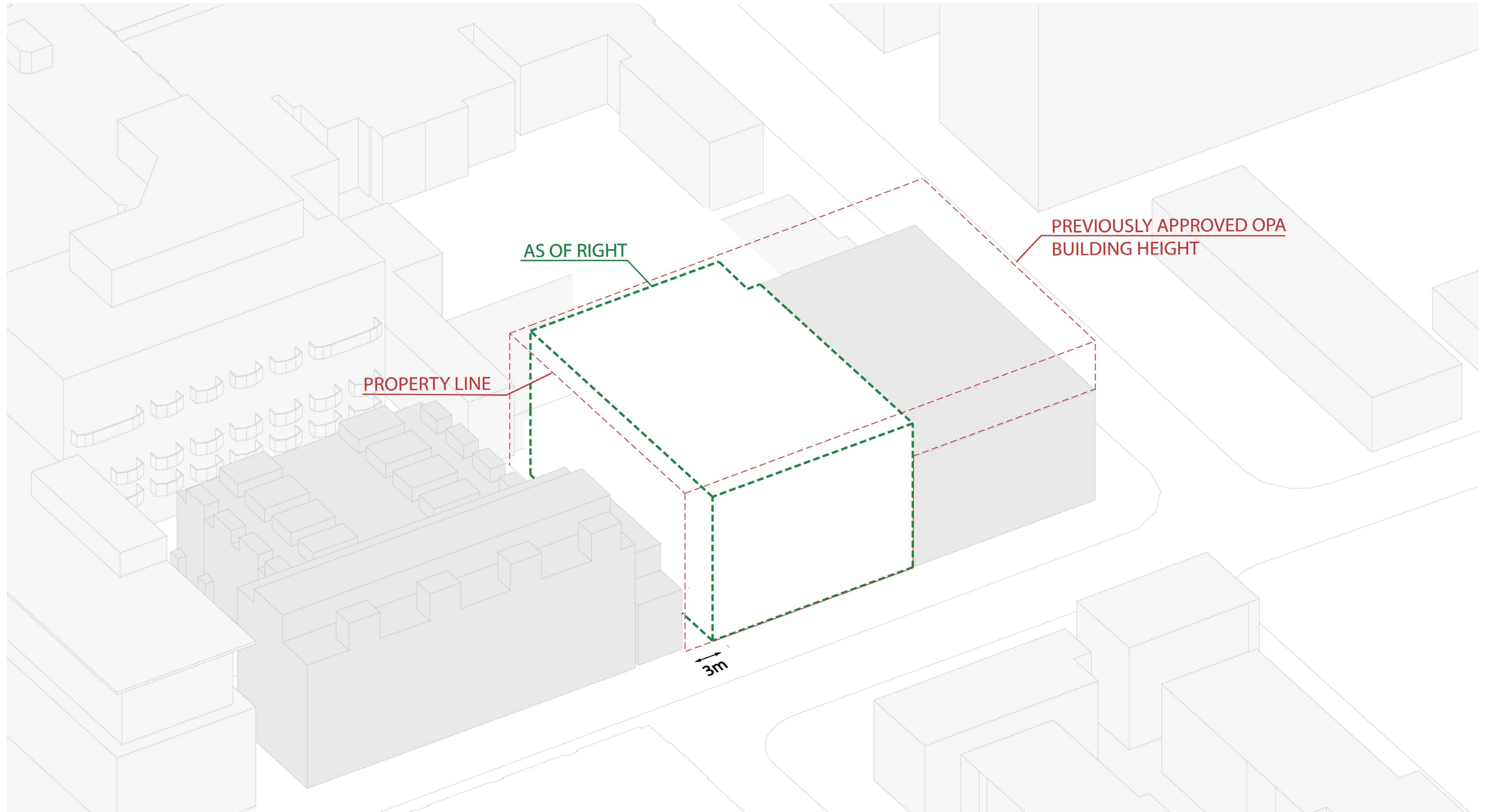


View looking west along the laneway at the north boundary of the site

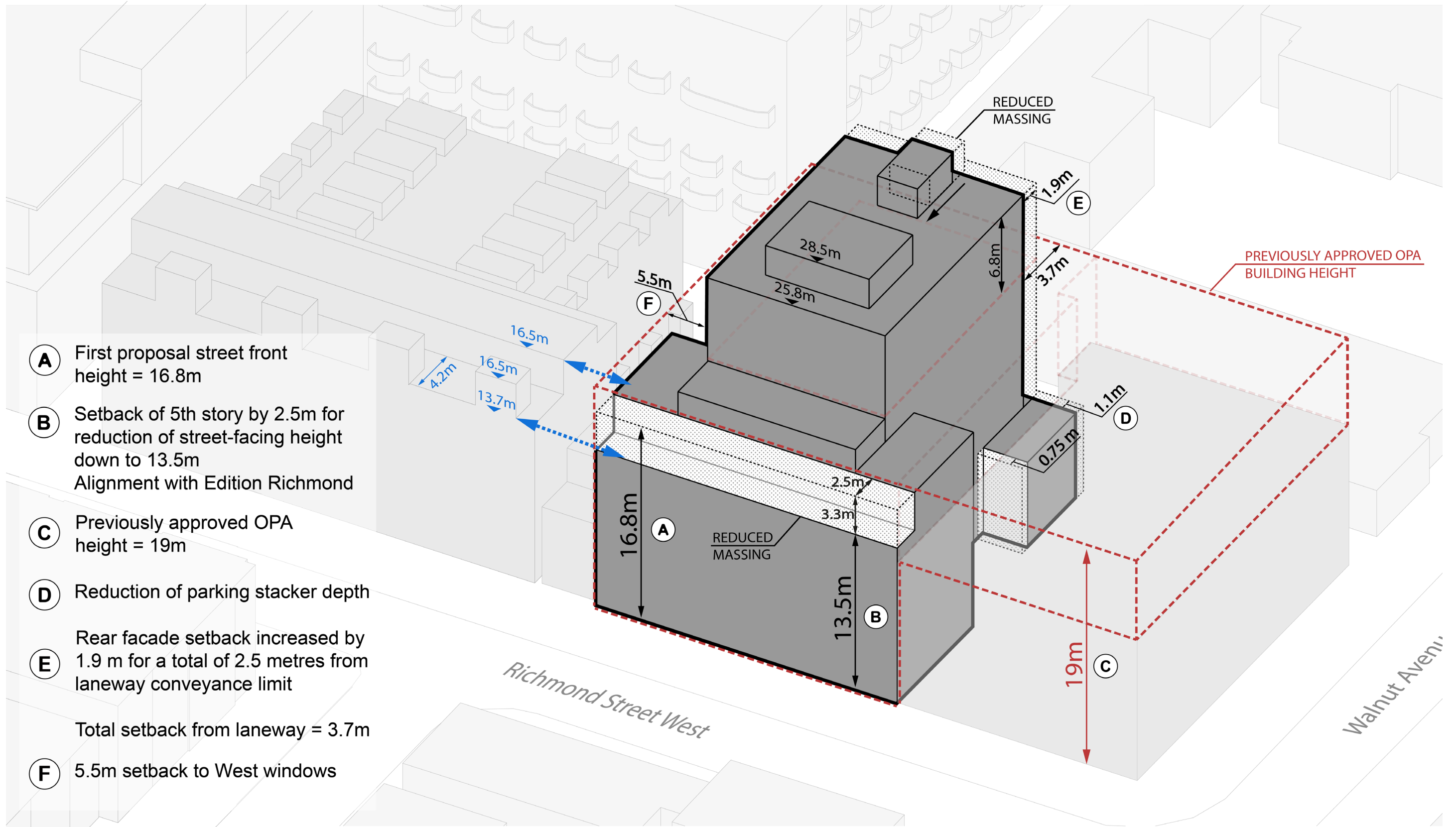
As-of-Right & Approved Building Envelope



As-of-Right & Approved Building Envelope - View from West

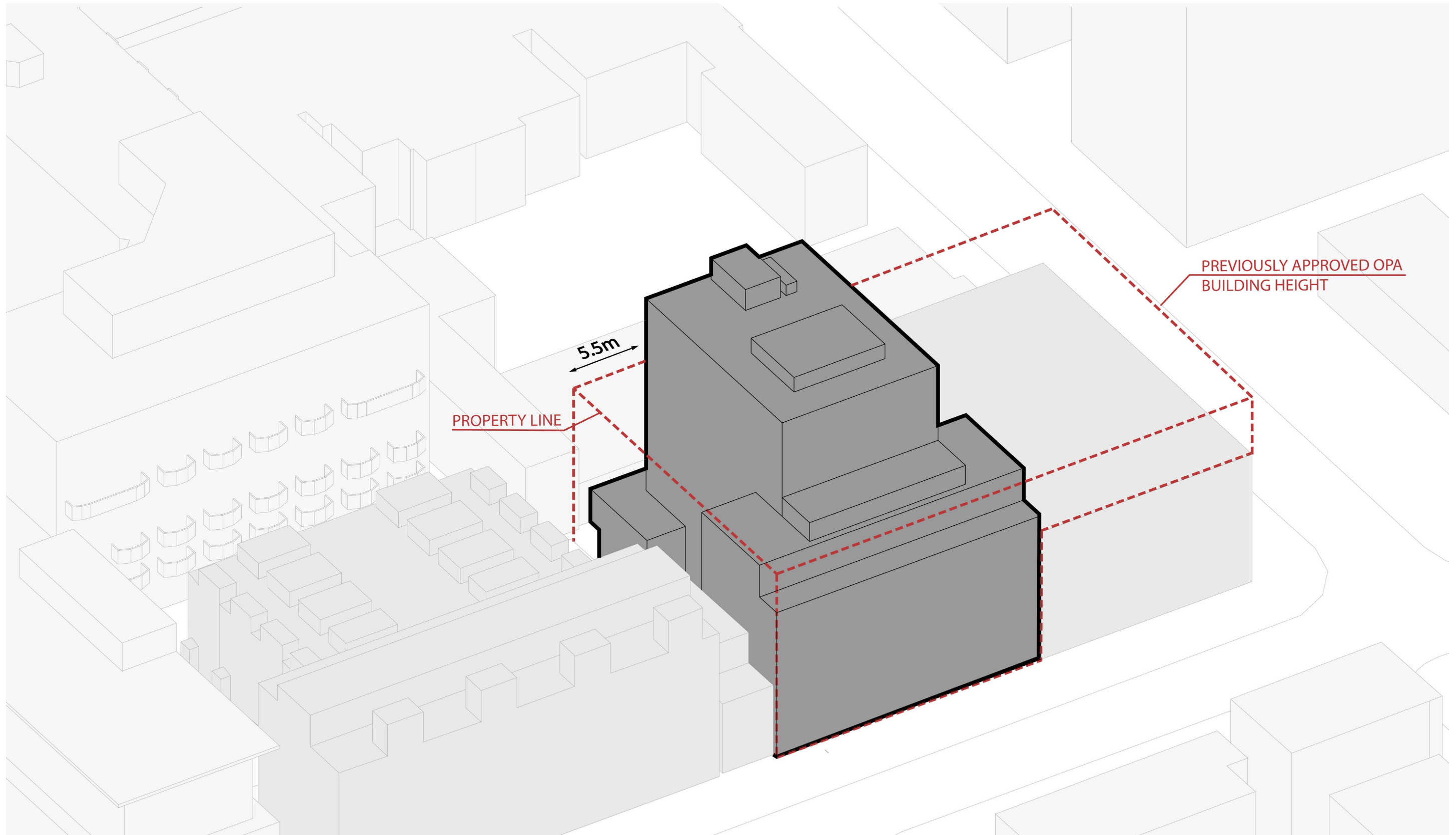


Revision Summary



- (A)** First proposal street front height = 16.8m
- (B)** Setback of 5th story by 2.5m for reduction of street-facing height down to 13.5m
Alignment with Edition Richmond
- (C)** Previously approved OPA height = 19m
- (D)** Reduction of parking stacker depth
- (E)** Rear facade setback increased by 1.9 m for a total of 2.5 metres from laneway conveyance limit
- Total setback from laneway = 3.7m
- (F)** 5.5m setback to West windows

Revision Summary - View from West

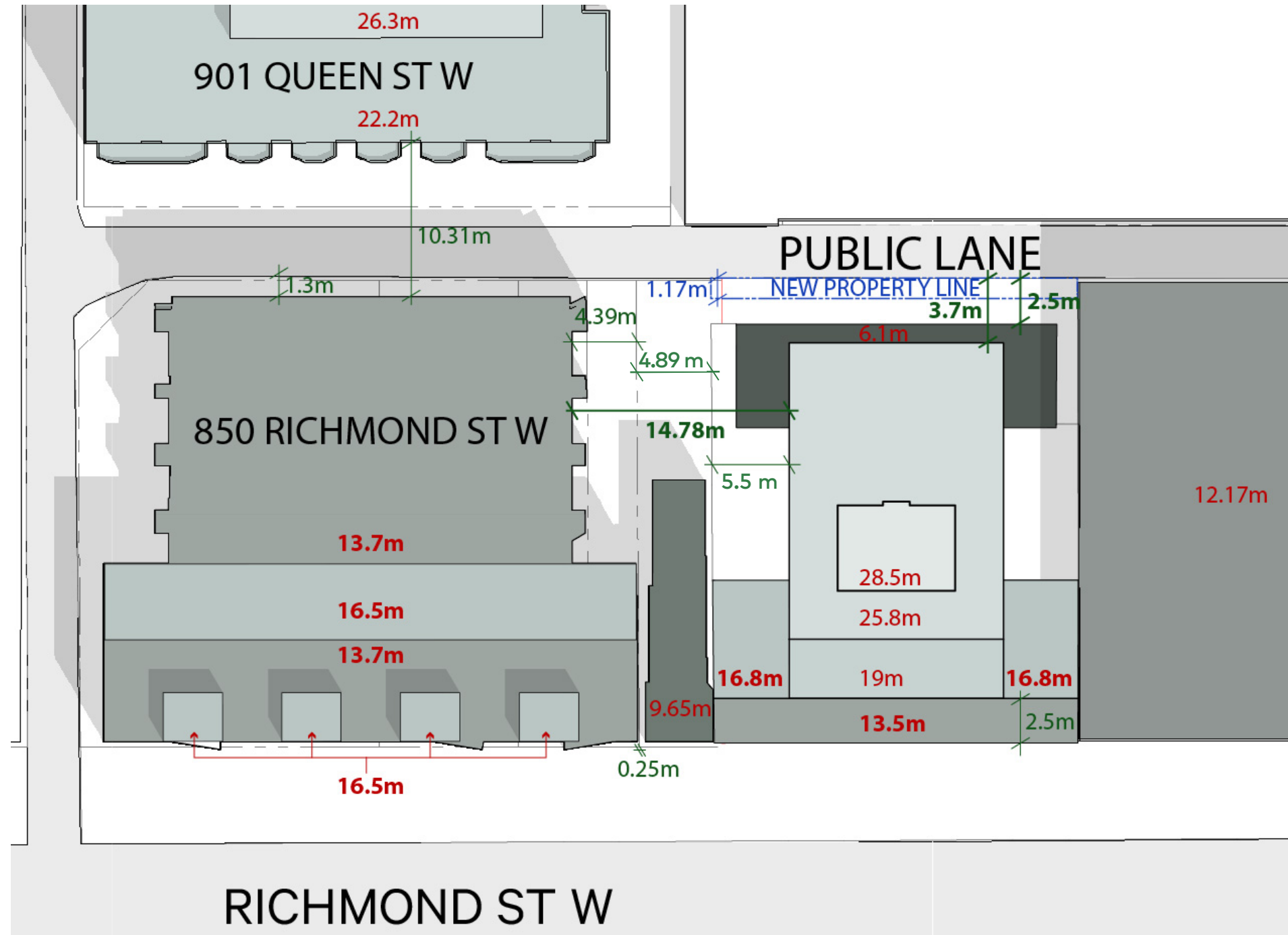




Rendering of the revised proposal, view looking northwest from Richmond Street West

Setbacks and Relationship to Surrounding Buildings

- 13.5 m building height along Richmond Street West matches height of 850 Richmond St W
- 2.5 m stepback to 5th floor at 16.8 m matches pop-ups and terraces at 850 Richmond St W
- West-facing windows are set back 5.5 m from the lot line
- Total window-to-window separation of 14.78 m
- 1.17 m lane widening dedication to create a total of 3 m from the centreline (for a future 6 m wide lane)
- Additional 1.3 m setback to rear building facade



Building Setbacks and Height Comparison

Laneway

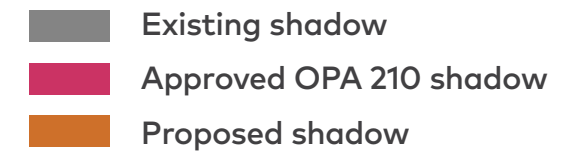
- Proposal is set back 2.5 m from the lane at the first floor
- 2.5 metre step back at the third floor



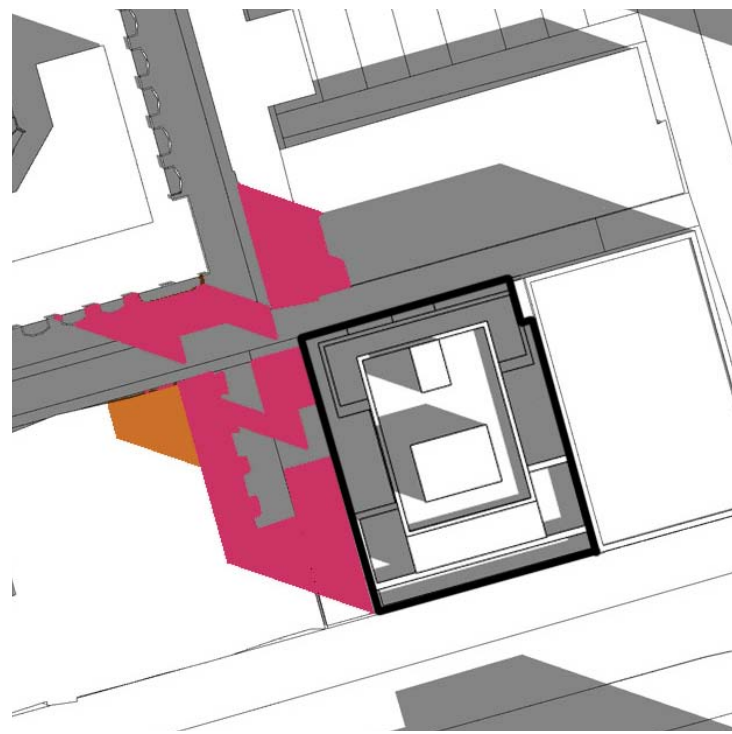
Rendering of the revised proposal, view along laneway looking west

Shadows

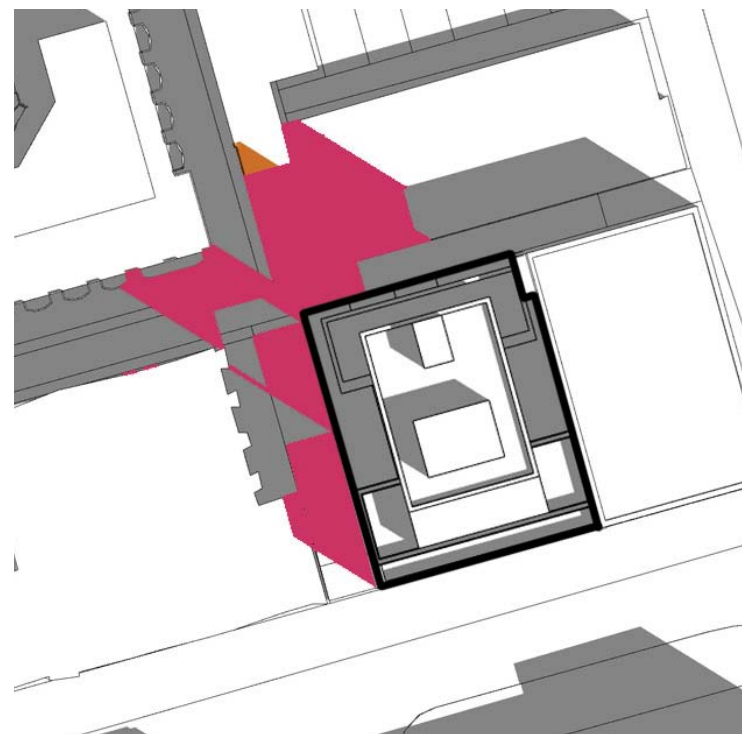
- Minor incremental shadow impacts (shown in orange) beyond what is permitted according to the approved Official Plan Amendment for the site (shown in magenta)
- No new shadowing over 850 Richmond Street W after 10 am in March/September



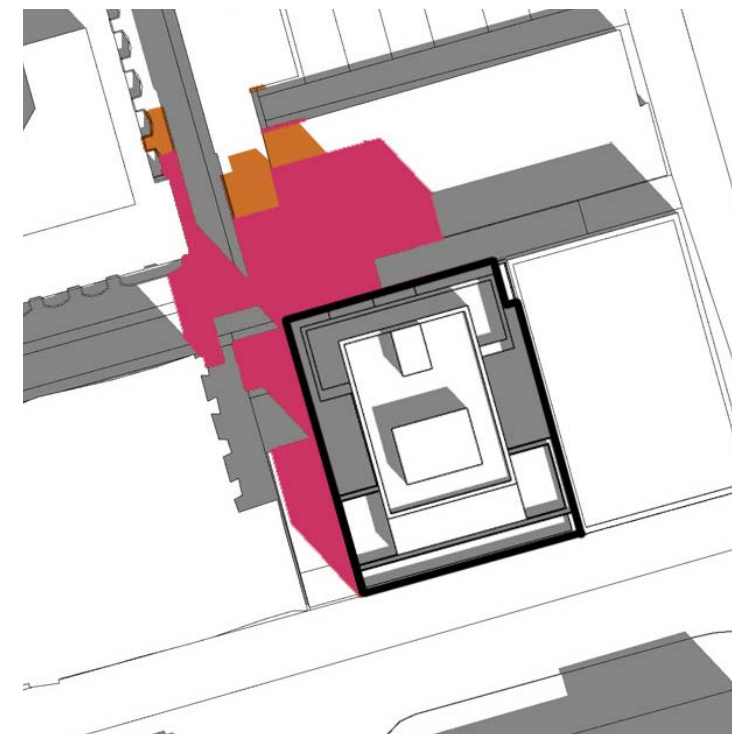
March 21/September 21 (Spring/Fall Equinox)



9:18 am



10:18 am



11:18 am



12:18 pm

Thank You

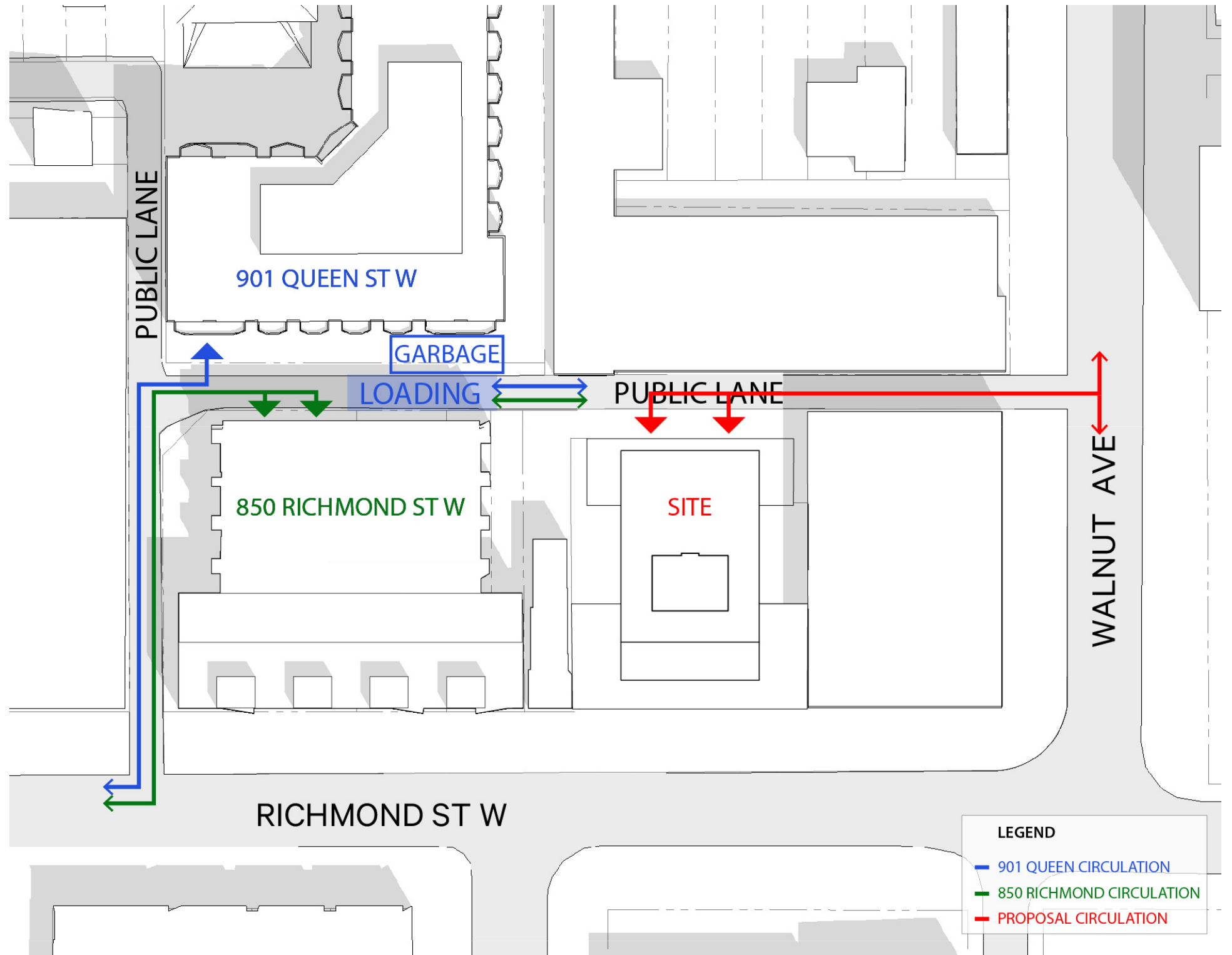
For more information, please contact:

828Richmond@hullmark.ca



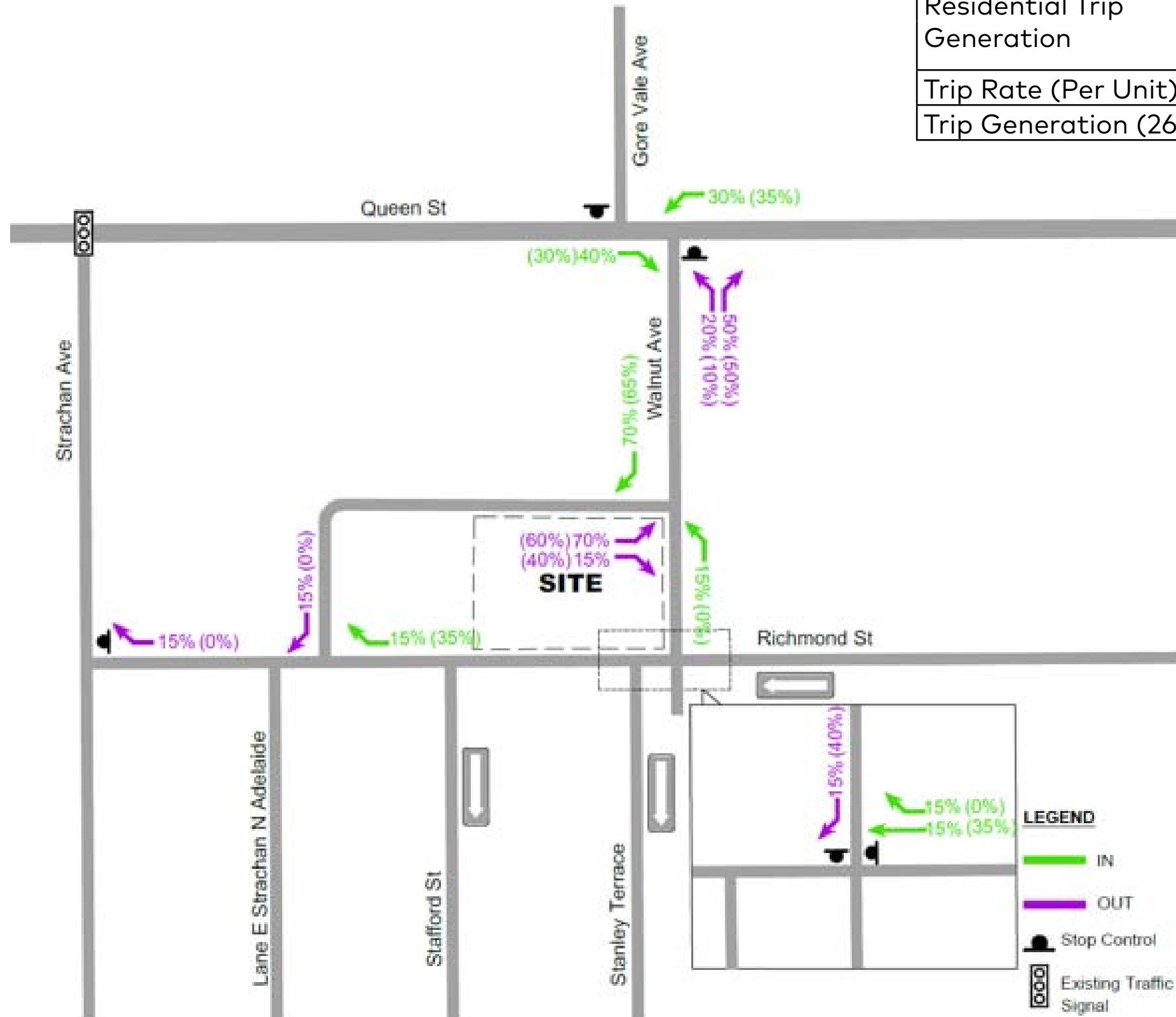
Laneway Travel Patterns

- Existing congestion in the lane is caused by 901 Queen St W and 850 Richmond St W having access to their underground parking in approximately the same location
- Loading and waste removal for 901 Queen St W also takes place in the laneway, blocking passage for vehicles and pedestrians
- Cars accessing parking for the proposal will mostly come from and exit via Walnut Ave, a two-way local street



New Residential Site Traffic

Residential Trip Generation	AM Peak Hour			PM Peak Hour		
	IN	OUT	2-WAY	IN	OUT	2-WAY
Trip Rate (Per Unit)	0.06	0.19	0.25	0.15	0.10	0.25
Trip Generation (26 Units)	2	5	7	4	3	7



- Majority of inbound and outbound trips (approx. 85%) generated by proposal would be expected to use Walnut Ave
- Only 15% (approx. 1 car) would be expected to use the westerly portion of the laneway
- Total of approx. 7 AM/PM two-way automobile trips would be expected to be generated by the proposal