

7/8/2022

Community Planning
Toronto City Hall
100 Queen Street West, 18th Floor
Toronto, ON M5H 2N2

Attention: Mr. Willie Macrae, Manager

Dear Mr. Macrae:

RE: Application for Official Plan Amendment Zoning By-law Amendment, for the property municipally known as **822-838 Richmond Street West** in the City of Toronto

HM PF (822-838 Richmond) Ltd. (“Hullmark”) is the owner of the properties municipally known as 822-838 Richmond Street West (the “Site”) in the City of Toronto. The Site is within the area commonly referred to as “West Queen West”, which is generally bounded by Queen Street West to the north, Bathurst Street to the East, the Canadian National Railway to the South and Dovercourt Road to the West. More specifically, the Site is located at the northwest corner of Richmond Street West and Walnut Avenue.

The Site is currently occupied by a 3-storey commercial building (municipally known as 822 Richmond Street West), a 1-storey commercial building (828 Richmond Street West), and surface parking lot (834-838 Richmond Street West). The proposal seeks to replace the 1-storey commercial building and surface parking along the western portion of the Site at 828-838 Richmond Street West (the “Development Site”) with a well-designed, 8-storey mid-rise residential development. To clarify, the while the full property boundary of the Site includes 822 Richmond Street West, the existing 3-storey building is proposed to be retained without changes and is therefore excluded from the Development Site. Accordingly, the Development Site includes 24.4 metres of street frontage on Richmond Street West and a site area of 748.5 m². As part of the proposal, a 1.36-metre-wide laneway conveyance along the Development Site’s northern boundary is contemplated.

The surrounding West Queen West area is eclectic in nature and is comprised of varying scales of development, with a mix of retail, commercial (including former-industrial uses) and residential uses. To the immediate north of the Site is a public laneway, which forms the Site’s northern boundary. North of the laneway is a 1-storey commercial building (198 Walnut Avenue) which fronts onto Walnut Avenue and beyond that are the rear yards of 3-storey mixed-use properties that front onto Queen Street West. To the northwest is a 6-storey residential condominium known as the Trinity Park Lofts. Immediately to the east of the site is Walnut Avenue, a two-way local street. On the east side of Walnut Avenue is a residential rental complex that occupies the whole block and includes a 13-storey tower on a 7 to 8-storey elongated podium, and 2-storey townhomes (798 Richmond Street West). Immediately to the south of the site is a 4-storey residential condominium building with surface parking fronting onto Richmond Street West. Further south includes a collection of 3-storey townhomes along Stafford Street and Stanley Terrace. To the southeast is a municipal surface “Green P” parking

lot with 3-storey townhomes and a 5-storey residential building, known as Meegwetch Place, beyond. Further to the southwest at the block between Adelaide Street West and King Street West along Strachan Avenue is a recently submitted OPA/ZBA application to permit a 14-storey mixed-use building, known as 111 Strachan Avenue. Immediately to the west of the Site is a 3-storey detached dwelling, known as 840 Richmond Street West, followed by a 4-storey plus terrace residential condominium building with townhouse units, known as Edition Richmond, which was approved in 2014. Further west, 860-862 Richmond Street West contains a 3-storey converted industrial building, and 866 Richmond Street West, which contains a 1-storey City EMS station. Richmond Street West ends at Strachan Avenue.

The Site is currently designated “Neighbourhoods” in the City of Toronto’s Official Plan and was subject to an Official Plan Amendment in 2018 under the previous ownership, together with the owners of 860-862 Richmond Street West, to permit 5-storey non-residential buildings on both Neighbourhoods-designated sites. The approval for the Site included a 2-storey addition over the existing 3-storey building at 822 Richmond Street West and was approved through OPA 210. Although building height was not specifically included in the resulting OPA, the drawings enclosed within the Final Staff Report included a proposed building height of 18.5 metres, exceeding the height permitted by By-law 438-86, which was in-force over the entire Site at the time.

The proposal for the Development Site recognizes changing market demands and recognizes the opportunity to provide for an infill purpose-built rental development on an underutilized lot. The proposal is sensitively designed with a 5-storey streetwall along Richmond Street West and generous stepback increasing the building height to 8-storeys, guided by the Performance Standards for Mid-Rise Buildings to provide appropriate transition to the Neighbourhoods to the south. The proposed building is inspired by and respects the existing warehouse-style industrial buildings and maintains non-residential land uses on the Site through retention of 822 Richmond Street West, while introducing 22 new, high-quality and livable residential units to complement the existing mix of land uses in West Queen West in alignment with the planning policy framework, including the Garrison Common North Secondary Plan.

Accordingly, this application seeks permission to redesignate the Site to “Mixed Use Areas” and amend the applicable zoning for the Development Site with appropriate site-specific standards to accommodate the infill mid-rise building that will fit well into the fabric of the immediate area and contributes to the vitality of the West Queen West neighbourhood.

Planning Framework:

The Site is located in the Central West End, just outside of the “Downtown and Central Waterfront” area of the City of Toronto Official Plan and is designated “Neighbourhoods” as defined by the Official Plan. Furthermore, the Site falls within “Area 2” as defined in the Garrison Common North Secondary Plan, which permits a mix of employment and residential uses and directs for provision of a range of housing types and variety and land use and densities. As noted above, OPA 210, approved in 2018, permits a 5-storey non-residential building on the Site. As described in more detail in the Planning Rationale attached hereto, both the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), together with the Official Plan and Garrison Common North

Secondary Plan, promote intensification of underutilized lands and support increased housing options.

The proposal meets the general intent of the Official Plan, particularly the objectives to align growth with transit and active transportation and policies that promote built form that is harmonious with its existing and planned context. In our opinion, redesignation of the Site to Mixed Use Areas is appropriate and favourable given the site's characteristics and Secondary Plan permissions. The Site is well-served by transit services and within walking distance to various streetcar routes including the 501 Queen Streetcar, 504 King Streetcar and 511 Bathurst Streetcar. Additionally, the surrounding area is undergoing changes that will increase connectivity through the downtown core of Toronto and greater region and is well located to the King-Liberty SmartTrack station and the proposed Ontario Line station at King Street West and Bathurst Street. To note, the Site's current Neighbourhoods designation and Secondary Plan policies predate the recently confirmed higher order transit or emerging policy framework for Queen Street West.

The Site is partially zoned "R (D.10) (x77)" pursuant to the City of Toronto Zoning By-law 569-2013, as amended. The Site is also subject to Former City of Toronto Zoning By-law 438-86, as amended, and is partially zoned "R3 Z.10" and "I1 D3". The current zoning permits a maximum building height of 18 metres. Although OPA 210 permitted a 5-storey non-residential building on the Site, contemplated to be taller than in-force height permissions, an implementing site specific zoning by-law amendment or Minor Variance was not advanced by the previous proponent. As part of this current application, a site-specific by-law with development standards for the residential infill building, reflecting recent developments and the evolving character of the area, is proposed for the Development Site.

The Site is not included on the City's heritage register; however, it is located to the south of the West Queen West Heritage Conservation District (under study), which generally encompasses the commercial main street properties fronting onto Queen Street West from Bathurst Street to Dufferin. The development proposal respects the prominence of the existing 3-storey brick-structured building at 822 Richmond and will contribute to the surrounding area's character, including identified heritage resources along Queen Street West.

Details of the Proposal:

Hullmark is seeking an Official Plan Amendment and Zoning By-law Amendment to redesignate the Site to Mixed Use Areas and improve the Development Site with a well-designed 8-storey residential infill building with winter garden at the 6th storey, providing outdoor amenity space at-grade and at 6th and 7th floor terraces. The proposed building reflects the existing historical warehouse-style brick buildings along Richmond Street West and does not include any changes to the 3-storey commercial building known as 822 Richmond Street West to be retained at the easternmost portion of the Site. The proposed "I" shaped building was designed to provide a compatible streetwall condition along Richmond Street West at 5-storeys, acknowledging the OPA 210 approvals for 5-storey non-residential buildings and adjacent townhouse development known as Edition Richmond, which includes architectural details that effectively reads as 5-storeys from Richmond Street West. Appropriate setbacks are provided to the east and west for sympathetic transition to the

adjacent properties, including the retained building at 822 Richmond Street West. Transition to the Mixed Use Areas to the north is also account for through a 0.45m stepback above the 2nd floor, providing for sufficient area for the parking stackers along the north property line while minimizing the visual impact of the building along the laneway. The proposal offers 22 purposed-built rental units in a variety of spacious layouts and configurations designed specifically to maximize livability and contribute to diversifying the City's rental housing stock.

The proposed development will feature 3,270 m² of new residential Gross Floor Area ("GFA"), resulting in a density of 4.37 times the area for the Development Site, which density falls within the range of densities approved in the Site's immediate area. Accessed through the residential lobby on Richmond Street West, a total of 22 purpose-built residential units are currently proposed, comprised of 4 one-bedroom units (18%), 20 two-bedroom units (46%), 6 three-bedroom units (27%), and 2 four-bedroom units (9%), far exceeding the minimum targets set out by the City of Toronto's Growing Up Guidelines for large units by providing 82% of units with two or more bedrooms. These units include one-storey, two-storey and grade-related townhouse units, providing complementary housing options to the neighbourhood. The residential suites will be served by 50.4 m² of indoor amenity space located at-grade and an additional 42.9 m² of indoor at the south-facing winter garden, accessed at the 6th floor. In addition to private courtyards and terraces, residents of the building will further benefit from 282.1 m² of outdoor amenity space, located at-grade and at 6th and 7th floor terraces, resulting in a combined total of 375.4 m² of high-quality amenity space. The proposed height of the Development Site at 25.8 metres to the top of parapet (28.5 metres including the mechanical penthouse) was designed to fit within the existing context and height peak that exists between the 13-storey (42 metres to top of mechanical penthouse) apartment building at 798 Richmond Street West to the east and the 6-storey (26.2 metres to top of mechanical penthouse) at Trinity Park Lofts to the west.

Vehicular access will be accommodated from the laneway at the northern property line, which connects to Richmond Street West and Walnut Avenue. A total of 16 residential vehicular parking spaces are to be provided in parking stackers, accessed at-grade. Vehicular movement into the Site will be facilitated by a 1.36 m wide laneway conveyance, increasing the width of the laneway to a width of 5 m along the Development Site. In accordance with Zoning By-law 569-2013 for developments with less than 30 dwelling units, no designated loading spaces are proposed for the Development Site and collection will be managed through curbside pick-up. In addition, the proposal contains 23 bicycle parking spaces, with 20 long-term spaces dedicated for residential tenants of the building on the ground floor and 3 spaces for residential visitors located at-grade and accessed from Richmond Street West.

In light of the foregoing review, and the extensive analysis conducted by the experts retained in support of the within proposal, it is our respectful submission that the enclosed application will allow for an underutilized property, primarily consisting of a surface parking lot, within the to be intensified with a sensitively designed infill development that fulfills the objectives of the Official Plan and Provincial policies and provides housing close to transit and civic amenities. The proposed purpose-built rental building on the Development Site has been designed to fit well into the surrounding community and provide diverse housing options to the West Queen West area, complimenting the existing building at 822 Richmond Street West to be retained and the eclectic character of the area. We look forward to working

cooperatively with City Staff, the local community, and City Council to bring this worthwhile proposal to fruition. In support of the enclosed application for Zoning By-law Amendment, please find enclosed herewith the following materials:

1. One digital copy of the Development Approval Application Form, associated Project Data Sheet and Fee Schedule;
2. One digital copy of the Boundary and Topographical Survey, prepared by R. Avis Surveying Inc., dated October 25, 2021;
3. One digital copy of the Architectural Plans, including Cover Page, Statistics, Context Plan, Survey, Site Plan, Parking and Floor Plans, Roof Plan, Building Elevations, Building Sections, and Perspective Views, prepared by Atelier Barda, dated June 21, 2022;
4. One digital copy of the Shadow Study, including Sun/Shadow Analysis Checklist, prepared by Atelier Barda, dated June 21, 2022;
5. One digital copy of the Computer-Generated Building Mass Model, prepared by Atelier Barda;
6. One digital copy of the Planning and Urban Design Rationale, including Block Context Plan, prepared by SvN Architects + Planners, dated July 2022;
7. One digital copy of the draft Official Plan Amendment, including text and schedules;
8. One digital copy of the draft Zoning By-law Amendment to By-law 569-2013 including text and schedules;
9. One digital copy of the Public Consultation Strategy Report, prepared by SvN Architects + Planners., dated June 2022;
10. One digital copy of the Landscape Plans, including Tree Removal and Preservation Plan, Soil Volume Plan, Public Utilities Plan, Grading Coordination Plan and Concept Site and Landscape Plan, prepared by Land Art Design, dated June 21, 2022;
11. One digital copy of the Arborist Report, including Tree Preservation Plan, prepared by Greenprint Arborists, dated June 21, 2022;
12. One digital copy of the Urban Transportation Considerations Report, including Parking Study, Loading Study, Traffic Operations Assessment and Transportation Impact Study, prepared by BA Consulting Group Ltd., dated June 21, 2022;
13. One digital copy of the Site Servicing and Stage 1 Stormwater Management Report, prepared by R.V. Anderson Associates Ltd., dated June 22, 2022;
14. One digital copy of the Servicing Report Groundwater Review Form, prepared by R.V. Anderson Associates Ltd., dated June 22, 2022;
15. One digital copy of the Geotechnical Report, prepared by Alston Geotechnical Consultants Inc., dated June 3, 2022;
16. One digital copy of the Hydrogeological Report, prepared by Palmer, dated November 4, 2021;
17. One digital copy of the Hydrological Review Summary form, prepared by Palmer, dated November 4, 2021;
18. One digital copy of the Phase I Environmental Site Assessment Report, prepared by Watters, dated May 2021;
19. One digital copy of the Phase II Environmental Site Assessment Report, prepared by Watters Environmental Group Inc., dated June 2022;
20. One digital copy of the Pedestrian Level Wind Study, prepared by Gradient Wind Services Inc., dated June 16, 2022;
21. One digital copy of the Toronto Green Standards Checklist;

22. One digital copy of the Toronto Green Standards Statistics;
23. One digital copy of the Complete Application Checklist; and
24. One digital copy of this letter.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

HM PF (822-838 Richmond) Ltd.

Per:

Christina Glass
Manager, Development

Encls.

Cc: Councillor Joe Mihevc
Ms. Patricia Cho (Planner, Community Planning)
Ms. Eileen Costello (Aird & Berlis LLP)
Mr. Kevin Botchar (Atelier Barda)
Ms. Kelly Graham (SvN Architects + Planners)
Ms. Jackie VanderVelde (Land Art Design)
Mr. Steve Krossey (BA Consulting Group Ltd.)
Mr. Andrew Turner (R.V. Anderson Associates Ltd.)
Mr. Basil Wong (Watters Environmental Group)
Mr. Justin Ferraro (Gradient Wind Services Inc.)
Mr. Craig McIntyre (EQ Building Performance Inc.)