

**155-163 Dundas Street East and 200 Jarvis Street
Zoning Amendment Application - Preliminary Report**

Date:	March 22, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 144529 STE 27 OZ

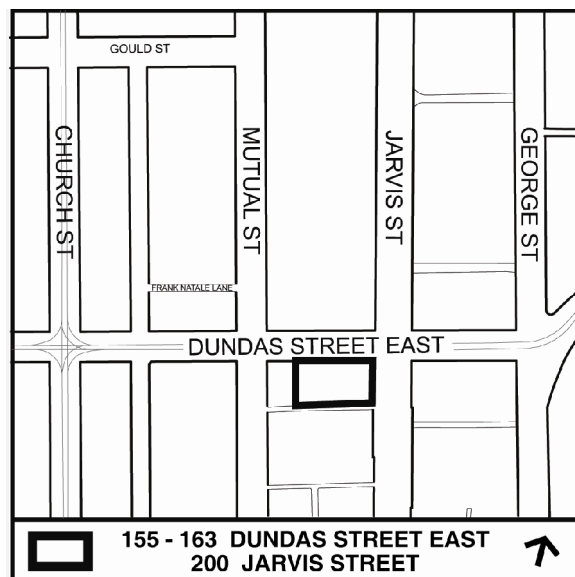
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a mixed-use building with a ten-storey "podium" and a 36-storey point tower, at 155-163 Dundas St East and 200 Jarvis Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

At the time of this report being written, the community consultation has been scheduled for April 18, 2011. A final Report is targeted for the last quarter of 2011. The target assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 155-163 Dundas Street East and 200 Jarvis Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications or approvals that affect this site.

Pre-Application Consultation

A pre-application meeting was held on January 13, 2011. Staff expressed concerns with the parking layout, height of the podium, tower separation distances, the relationship with the co-op building to the south and the need for family sized units in the development. A second pre-application meeting was held on February 22, 2011. The applicant had made revisions to their plans addressing some of staff's concerns regarding separation distances; however, the height of the building was increased to 46 storeys. Staff continued to express concerns about the height of the podium and the need for family sized units.

ISSUE BACKGROUND

Proposal

The applicant proposes the construction of a mixed-use residential building comprised of a ten-storey "podium" element, and a thirty-six storey tower with an approximately 600 m² floor plate. The total gross floor area (GFA) proposed is 28,692 m² (28,285 m² residential, 407 m² retail) with a floor space index (FSI) of 19.81. There are 417 units (409 1-bedroom units and 8 bachelor) proposed with a total of 142 parking spaces. Loading and access for the development is intended to be from the City-owned lane to the south of the property. The applicant is proposing 977 m² of amenity space (indoor and outdoor) and 213 bicycle parking spaces.

Attachments 1-2 show the applicant's, site plan and elevations for the project. For a summary of the application details, please refer to the Application Data Sheet in Attachment 4.

Site and Surrounding Area

The site of the proposed development is currently a strip plaza with a number of small retail uses and front yard, surface parking. The site has frontage on Dundas Street East and Jarvis Street. There is a city-owned lane at the rear (south side) of the property, the lane has a width of 3.71 metres, but is proposed to be expanded to 6.0 metres through conveyances.

North: To the north of the site is Dundas Street East beyond which is a surface parking lot for the Ontario Government Offices at 222 Jarvis Street (the former Sears building).

South: To the south of the building is a City-owned laneway and beyond which is a sixteen-storey co-op housing building.

East: Directly to the east of the subject property is Jarvis Street. Across the street are low-rise (two to three storey) mixed-use buildings with predominantly restaurants at grade.

West: To the west of the subject properties are three, three-storey buildings with restaurant and retail uses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The current Official Plan designation is *Mixed-Use Areas*. *Mixed-Use Areas* in the Official Plan are designed to accommodate a broad range of retail, residential and institutional uses. New development in *Mixed-use Areas* should provide an appropriate transition between diverse built forms and provide high quality employment opportunities

wherever possible. *Mixed-Use Areas* should also provide a diverse range of housing, both in form, tenure and affordability. There are no site specific Official Plan policies or Secondary Plans that apply to this site.

Tall Building Guidelines

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” in June, 2006 and in April, 2010 extended authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. Jarvis Street has a right of way of 23 metres, this project is, therefore, a tall building project. Among other goals, the Tall Building guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm consideration, sustainable design, servicing, amenity space, massing, light and privacy, landscaping, weather protection and shadow impacts. This document will be used to evaluate the proposed building.

The City’s Design Criteria for Review of Tall Building Proposals study is available on the City’s website at:

<http://www.toronto.ca/planning/studies.htm#guidelines>

Zoning

The property in question is zoned CR in both the old City of Toronto By-law (438-86) and in the new City wide By-law (1156-2010). This type of zoning permits a wide variety of residential, retail and commercial uses, with the exception of automobile related uses. The site is also subject to a 44° angular plane, measured 16 m above grade from the Dundas Street East frontage with a maximum permitted height of 30 metres.

Site Plan Control

This application is subject to Site Plan Control; however, an application for Site Plan Control has not yet been submitted.

Tree Preservation

There is one tree located on private property subject to the City of Toronto tree preservation by-laws, and 5 trees within the City owned right-of-way. An arborist report has been submitted in support of the application. The trees will have to be removed as part of the development proposal, replacements would be secured through the site plan process.

Reasons for the Application

The height of the proposal exceeds the maximum permitted height of the zoning by-law (30 metres) by 113.82 metres. The applicant is unable to meet the 44° angular plane on Dundas Street East with the proposed built form. The proposed FSI of 19.81 exceeds the permitted FSI of 5. The applicant is also supplying less parking than the zoning by-law

requires. The applicant is also proposing a below-grade encroachment into a City-owned laneway to improve their parking design and function. The applicant's proposal, does not, however, penetrate the Flight Path for the Hospital for Sick Children. For these reasons the applicant has filed for a rezoning.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

1. Planning Rationale Report; and
2. City of Toronto Tree declaration

City staff are reviewing the application for completeness, however it is anticipated that the applicant will be required to submit a number of studies and reports in further support of their application. The list includes: Traffic Impact Study, Functional Servicing Report, Parking Study, Loading Study and Pedestrian Level Wind Study.

Issues to be Resolved

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies, particularly with respect to public realm, heritage, built form and built form for tall buildings;
3. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, prominent sites, open space, heritage resources, spatial separation, and pedestrian realm;
4. built form concerns including: height and density of the proposal, the built form transition from this site into all surrounding neighbourhoods, shadow impacts on surrounding properties, open space, and the public realm. Sensitivity of the new podium and tower elements to the existing adjacent built form, appropriateness of the "podium" height and form, and impacts on the adjacent building located to the south of the site;
5. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
6. assessment of the proposed landscaped open space;
7. adequacy of the proposed development's indoor and outdoor amenity space;
8. mix of unit sizes and provision of family-sized units;

9. sustainability approach including compliance with the TGS;
10. the provision of spaces for a car-sharing facility, traffic and neighbourhood parking impacts;
11. the provision of continuous weather protection along the podium;
12. assessment of the public art contribution; and
13. identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

Giulio Cescato, Planner
Tel. No. (416) 392-0459
Fax No. (416) 392-1330
E-mail: gcescat@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: West Elevation

Attachment 4: South Elevation

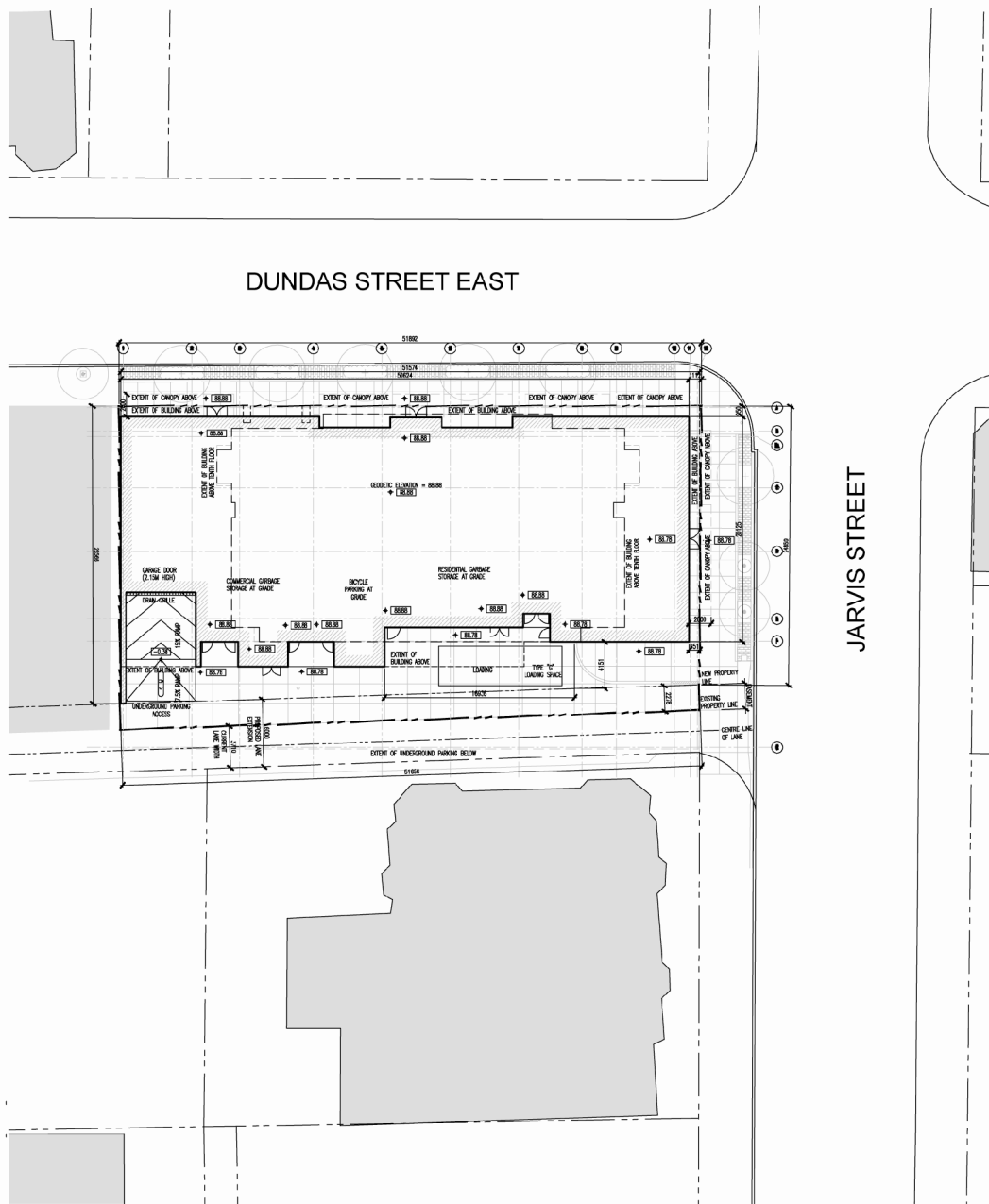
Attachment 5: East Elevation

Attachment 6: Zoning (438-86)

Attachment 7: Zoning (1156-2010)

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

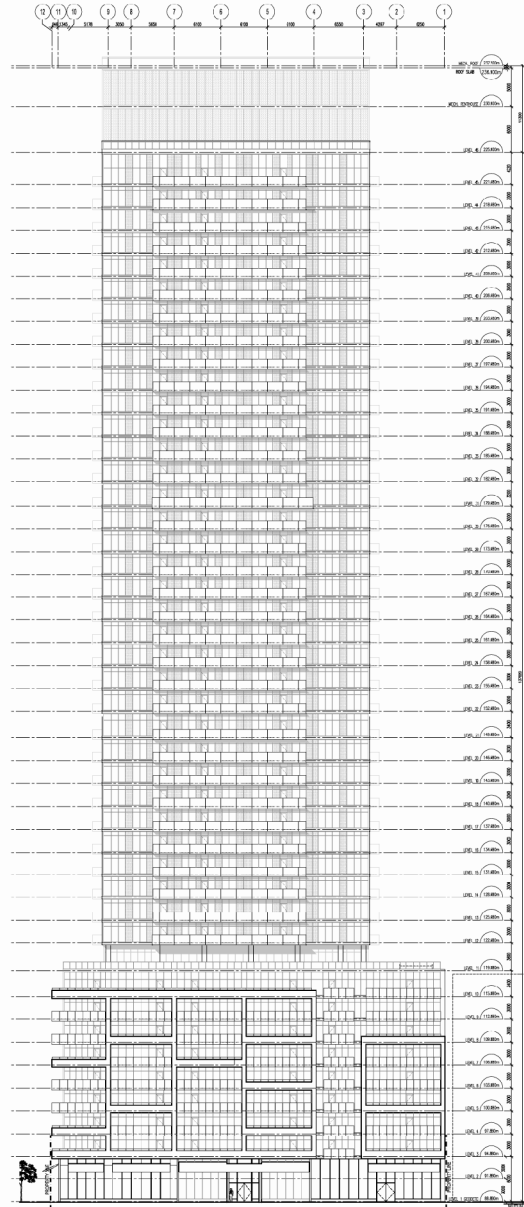
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03/28/2011



155 -163 Dundas Street East
200 Jarvis Street

File # 11_144529_OZ

Attachment 2: North Elevation



NORTH Elevation

Elevations

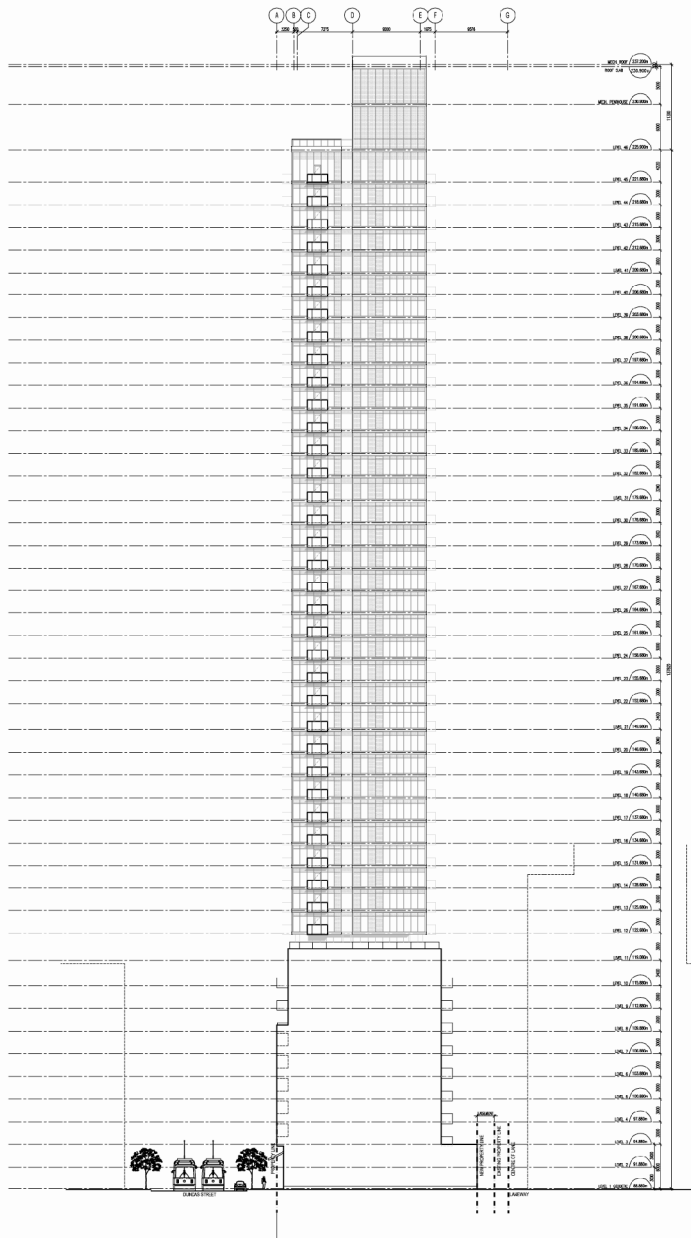
Applicant's Submitted Drawing

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03/28/2011

155 -163 Dundas Street East
200 Jarvis Street

File # 11_144529_02

Attachment 3: West Elevation



WEST Elevation

Elevations

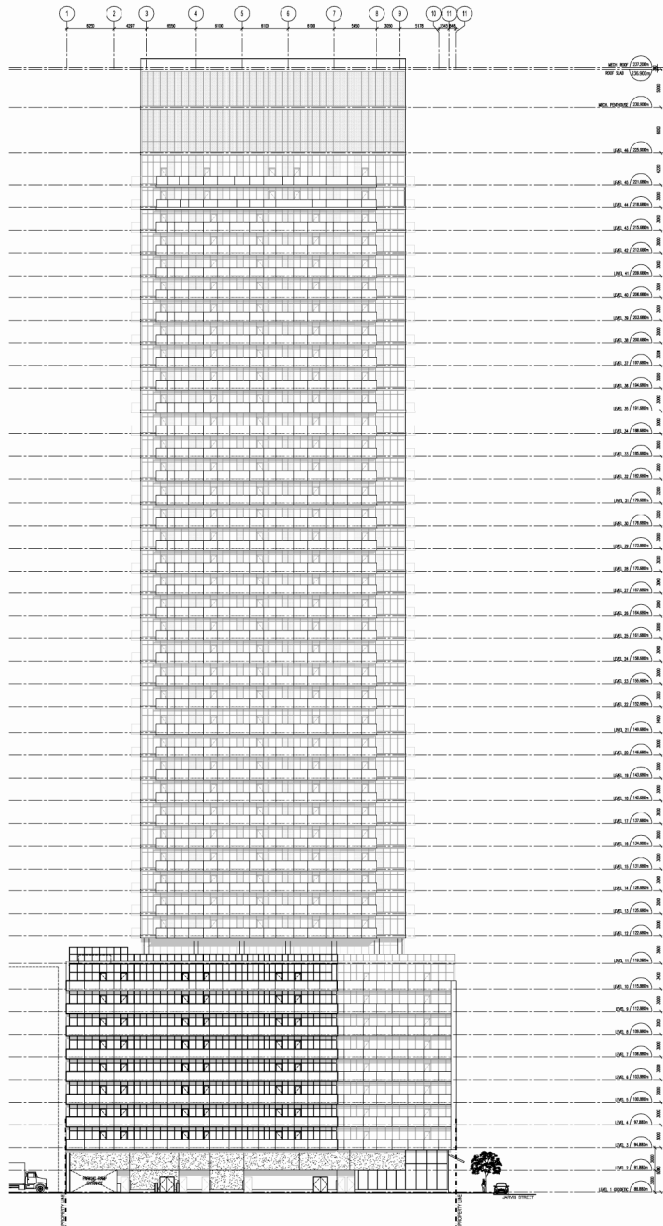
Applicant's Submitted Drawing

Not to Scale
03/28/2011

155 - 163 Dundas Street East
200 Jarvis Street

File # 11_144529_02

Attachment 4: South Elevation



SOUTH Elevation

Elevations

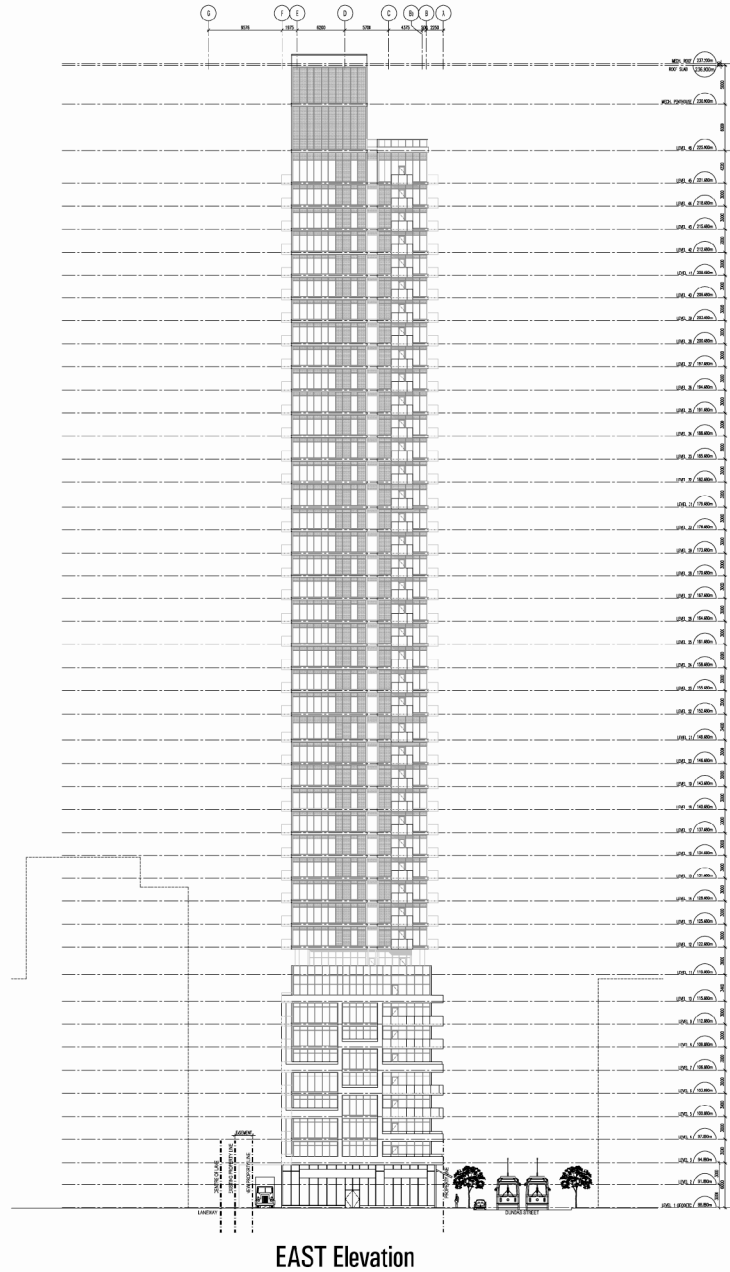
Applicant's Submitted Drawing

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03/28/2011

155 -163 Dundas Street East
200 Jarvis Street

File # 11_144529_02

Attachment 5: East Elevation



Elevations

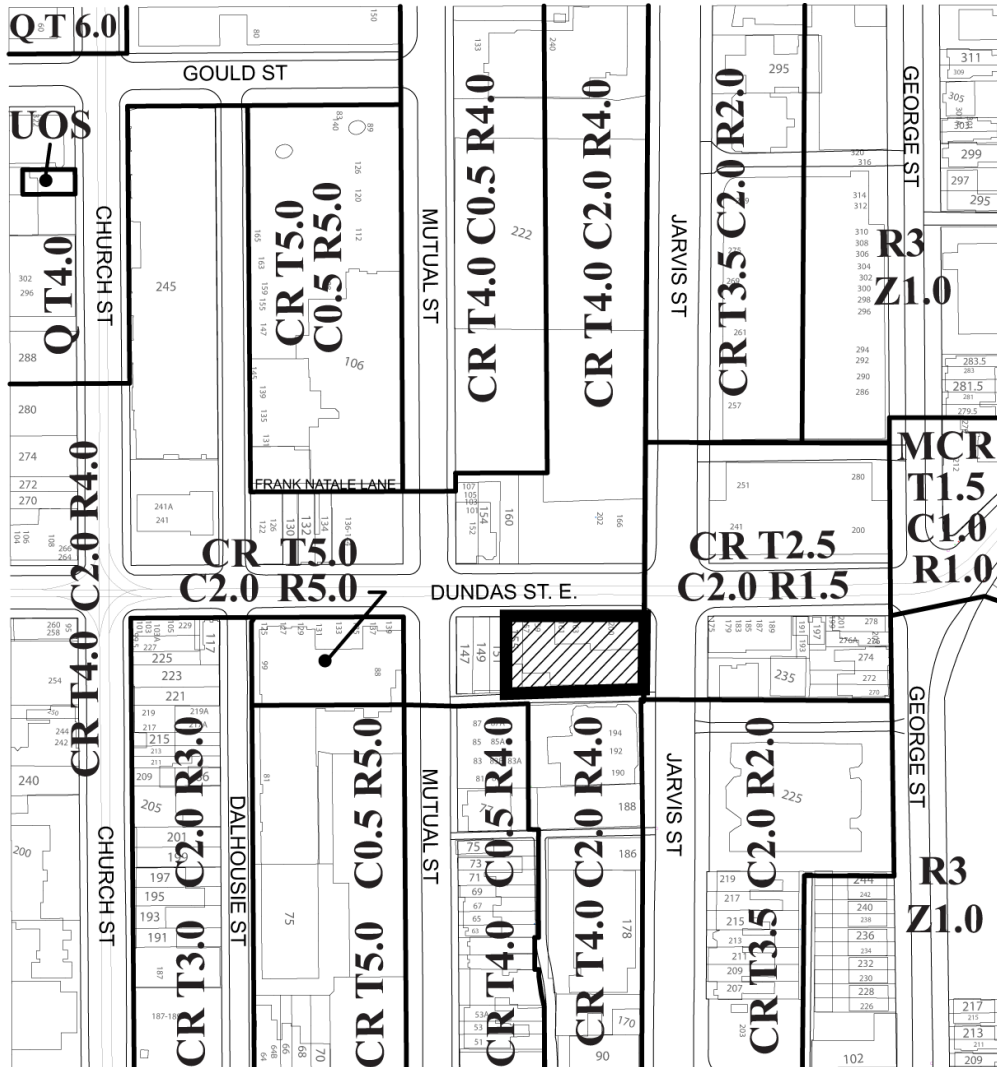
Applicant's Submitted Drawing

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03/28/2011

155 - 163 Dundas Street East
200 Jarvis Street

File # 11_144529_02

Attachment 6: Zoning (438-86)



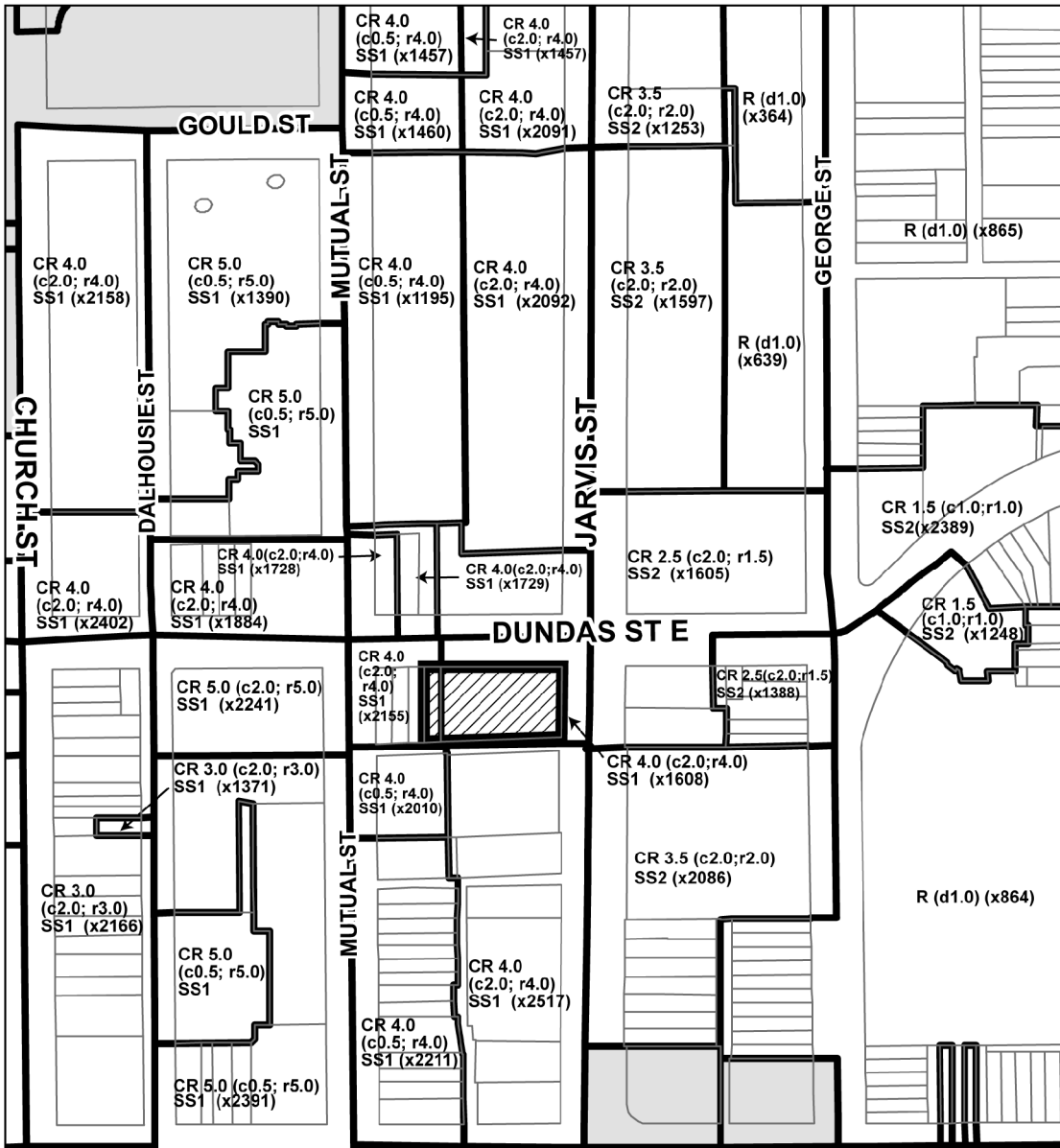
TORONTO City Planning
Zoning City of Toronto By-law 438-86

155 - 163 Dundas Street East
 200 Jarvis Street
 File # 11_144529_02

- UOS Parks District
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District

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 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/28/2011

Attachment 7: Zoning (1156-2010)



TORONTO City Planning
Zoning By-law 1156-2010

155-163 Dundas Street East
 200 Jarvis Street
 File # 11 144529 0Z

-  Subject Site
-  Not Part of Zoning By-law 1156-2010
- R Residential Zone
- CR Commercial Residential Zone


 Not to Scale
 03/28/2011

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	11 144529 STE 27 OZ
Details	Rezoning, Standard	Application Date:	March 14, 2011
Municipal Address:	155-163 DUNDAS ST E		
Location Description:	PLAN D99 PT LOTS 4 & 5 RP 66R13305 PART 2 **GRID S2714		
Project Description:	A rezoning application for the construction of a new mixed use building with retail at grade. It will have 417 residential units with 5 levels of below grade. The building is proposed to be a 46 storey building including a 10 storey "podium".		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL 5075 Yonge St. Suite 900, Toronto, ON M2N 6C6	SHERMAN BROWN DRYER KAROL 5075 Yonge St. Suite 900, Toronto, ON M2N 6C6	DIAMOND + SCHMITT 384 Adelaide St. W, suite 300 Toronto, ON M5V 1R7	DUNDAS-JARVIS RESIDENCES INC 525 Adelaid eSt. W, Suite 100 Toronto, ON M5V 1T6

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T4.0 C0.5 R4.0	Historical Status:	N
Height Limit (m):	27	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1448	Height:	Storeys:	46
Frontage (m):	51.892		Metres:	143.82
Depth (m):	26.566			
Total Ground Floor Area (sq. m):	690			Total
Total Residential GFA (sq. m):	28285		Parking Spaces:	142
Total Non-Residential GFA (sq. m):	407		Loading Docks	1
Total GFA (sq. m):	28692			
Lot Coverage Ratio (%):	47.7			
Floor Space Index:	19.81			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	8
1 Bedroom:	409
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	417

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	28285	0
Retail GFA (sq. m):	407	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Giulio Cescato, Planner, gcescat@toronto.ca
	TELEPHONE:	416-392-0459