

**568-580 Jarvis Street, 99-103 Charles Street East  
Rezoning Application – Final Report**

<b>Date:</b>	December 11, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	08 111493 STE 27 OZ

**SUMMARY**

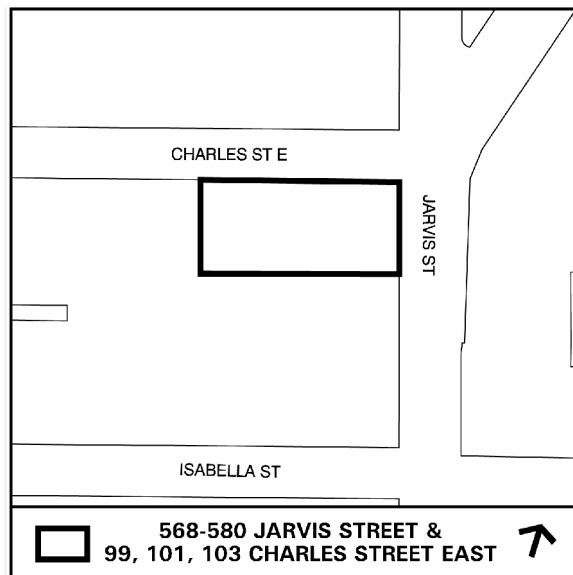
This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report reviews and recommends approval of an application to amend the Zoning By-law to permit the construction of a 44-storey building with 465 residential units and 893 square metres of grade-related retail space at 568-580 Jarvis Street and at 99-103 Charles Street East.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 5;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;



3. before introducing the necessary Bills to City Council for enactment, City Council require the applicant to submit an application under Toronto Municipal Code Chapter 813, Trees, Article III, 'Tree Protection' for the three private trees that qualify for protections and are proposed to be removed as part of the proposal, and complete the application review process;
4. before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following public benefits:
  - i. prior to the issuance of the first above grade permit, pay to the City the sum of \$1,000,000 towards the proposed Community Centre pool at Sherbourne Street and Wellesley Street and the Jarvis Street Improvement Project;
  - ii. provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$400,000, implemented under the City's Public Art Program to be paid at time of first building permit;
  - iii. require that the cash amounts identified in i. and ii. above shall be indexed annually in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;
  - iv. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
  - v. provide and pay for any municipal service upgrades required to support the development as determined by the Executive Director of Technical Services as part of the required Site Servicing Review;
  - vi. provide building materials and landscaping on the lot as shown on the plans submitted by Wallman Architects (elevations) date stamped November 19, 2008 and Janet Rosenberg (landscape plans) date-stamped November 19, 2008 as on file with the Chief Planner and Executive Director, City Planning Division;
  - vii. undertake improvement of the street right-of-way abutting the lot, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General

Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division;

- viii. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on June 28, 2008, to the satisfaction of the Chief Planner and Executive Director;
  - ix. reasonable commercial efforts to obtain LEED certification of the development and provide documentation respecting the certification process for the development to the City;
  - x. require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*; and
  - xi. provide continuous weather protection with a minimum clear depth of three metres on Jarvis Street; and
5. authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Background**

Great Gulf Homes (Jarvis-Charles) Ltd., owns the property at 568-580 Jarvis Street and 99-103 Charles Street East. The Jarvis Street site is the former headquarters of Pizza Pizza and 99 - 103 Charles Street East are two, two-storey residential homes currently used for offices. The properties are not designated heritage and will be demolished to permit development.

## Proposal

The application proposes a 44-storey residential condominium building with retail on the ground floor along Jarvis Street. The building is comprised of:

- a) base: a seven-storey podium on the eastern half of the property to a height of approximately 23 metres;
- b) floors 8-44 having a floorplate of approximately 776 square metres and rising to a height of approximately 137 metres (with no mechanical); and
- c) 893 square metres of non residential GFA on the ground level.

### *Residential*

The entrance to the residential portion of the building is proposed on the northwest side of the building along Charles Street East. The tower portion of the building is situated on the western half of the property. The building will contain 465 residential (297 one bedroom, 168 two bedroom) units. The proposal includes a total of 753 square metres of indoor residential amenity space and 607 square metres of outdoor residential amenity space. The residential indoor and outdoor amenity spaces are provided on the seventh floor. The site area is 2,840 square metres and the building is placed in line with the proposed “X” condominium (590 Jarvis Street) under construction just north of this site and 550 Jarvis Street just south.

The proposal includes 340 parking spaces on five underground levels consisting of 310 spaces for residential use and 28 spaces for visitors use. A total of 200 bicycle parking spaces are being provided consisting of 160 resident spaces and 40 visitor spaces.

Parking and on-site pick-up/drop-off activity is accessed from an internal private lane abutting the property on the south and west sides. This laneway is also used to access the loading area and parking garage located on the south side of the site. Access to the site will be provided via driveways located on Jarvis Street and Charles Street East. The Jarvis Street driveway is proposed to be restricted to right-in/right-out movements only, while the Charles Street East driveway is intended to have left-in/left-out movements only given the one-way westbound operation of the roadway. Attachments 1 and 2 show the proposed site plan and building elevations.

### *Retail*

The applicant is proposing retail uses including a proposed grocery store at grade along the Jarvis Street frontage which will enhance the pedestrian activity at street level.

Overall, the proposal has a residential gross floor area of 37,991 square metres resulting in a density of 13.4 times the lot area. Attachment 4: Application Data Sheet contains further information on the proposal.

## Site and Surrounding Area

The site is located at the southwest corner of Jarvis Street and Charles Street East. The site area is 2,840 square metres, with approximately 78 metres of frontage on Charles Street East and 36 metres of frontage on Jarvis Street. Currently, the site is occupied by non-residential buildings, including a 3-storey office building formerly occupied by Pizza Pizza business operations, and two house-form buildings at 99-99A and 101-103 Charles Street East that are currently used for offices. As noted previously, these buildings will be demolished to make way for this new residential tower. There is a laneway which was closed by By-law 48-2003 and surface parking between the office building fronting on Jarvis Street and the buildings at 101-103 Charles Street East.

Within the immediate context, the following uses surround the site:

North: on the northwest corner of Jarvis Street and Charles Street East, a 44-storey (129 metre plus an 8-metre mechanical) residential tower, known as the X condominium, which is currently under construction. The development incorporates a two-storey amenity building and street-related townhouses to the west along Charles Street East. West of the “X” residential tower development are two apartment buildings of 8 and 9 storeys.

South: adjacent to the site is an 11-storey apartment building, the north-facing wall of the building contains balconies and windows facing the subject site.

East: across Jarvis Street is a 16-storey office building that is the headquarters of Rogers Communications.

West: adjacent to the site there is a 4-storey Hydro One transformer substation; and to the west of that building there is a 16-storey mixed used (institutional and residential) building at 77 Charles Street East.

## Provincial Policy Statement and Provincial Plans

The Planning Act (the Act) and the Provincial Policy Statement (PPS) provide policy direction on matters of provincial interest related to land use planning and development. The Act and the PPS set 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 have regard to the matters of provincial interest in Section 2 of the Act and 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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan places the site within the Downtown and Central Waterfront urban structure area.

The site is designated "Mixed Use Area" on Map 18 – Land Use Plan in the Toronto Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings provide a transition between areas of different intensity and scale including a stepping down of heights towards lower scale neighbourhoods; that shadow impacts be minimized; that an attractive safe and comfortable pedestrian environment is provided; and that transit services are in close proximity and accessible to the site.

The Downtown and Central Waterfront are policies in the Official Plan promote residential intensification in Mixed Use Areas. A modification to the Official Plan is not required because the proposal meets the intent of the Mixed Use Area policies.

The proposal was also reviewed for conformity with the City's Design Criteria for Review of Tall Building Proposals which outline built form principles that are applied to the location and design of such buildings. The criteria were used to reduce impacts with adjacent development and encourage excellence in design.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

The City's Design Criteria for Review of Tall Building Proposals is also available on the City's website at [www.toronto.ca/planning/urbandesign/index.htm](http://www.toronto.ca/planning/urbandesign/index.htm)

## **Zoning**

There are two different portions of the site, each with different zoning. The zoning on the easterly portion of the site is CR T2.0 C1.0 R2.0. This allows for a density of two times the lot area. A maximum height of 12 metres is permitted. The zoning on the westerly portion of the site is R3 Z1.0. This allows for a density of one times the lot area. A

maximum height of 30 metres is permitted. Attachment 3 provides an excerpt of the Zoning map for the site and immediate area.

### **Site Plan Control**

The proposed development is subject to Site Plan Approval. An application will be filed at a later date should the proposal, or some variation thereof, advance.

### **Reasons for Application**

The applicant seeks to amend Zoning By-law 438-86, as amended to permit a residential building with retail on the ground floor.

- i. the proposed overall density of 13.4 times the area of the lot exceeds the permitted total density of 2 times the area of the lot on the easterly side of the property and one times the lot area on the westerly side;
- ii. the proposed height of 137 metres exceeds the permitted height of 30 metres on the westerly side and 12 metres on the easterly side; and
- iii. the proposal requires relief from a number of other Zoning By-law standards, as discussed in this report and set out in the draft Zoning By-law attached in this report.

### **Community Consultation**

A community consultation meeting was held at a meeting room at Rogers Head Office on July 7, 2008, attended by two people. Issues arose at this meeting included urban design and access. The two residents did not object to the development proposal.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with Section 2 of the Planning Act and the Provincial Policy Statement (PPS). Section 1.4.3 of the Housing Section of the PPS requires that an appropriate range of housing types and densities be provide to “meet the social, health and well-being requirements of current and future residents”. The built form in this case will provide a range of unit sizes.

The residential use adjacent to public transit and amenities is consistent with the goals of the PPS. The redevelopment of this site for commercial and residential purposes is in keeping with the intent of the PPS.

Similarly, Council’s planning decisions are required to be consistent with the Growth Plan for the Greater Golden Horseshoe. In this case, the proposal conforms and does not conflict with the Growth Plan. Section 2.2.2 of the Plan states that:

1. Population and employment growth will be accommodated by:
  - (a) directing a significant portion of new growth to the built-up areas of the community through intensification.

As this site is located in a built up area, and the proposal is intensifying the use of land for housing, the proposal is not in conflict with the Growth Plan.

## **Land Use**

The proposed use of this site for a mixed use building is a permitted use in the Zoning By-law.

## **Density**

The density of the proposed development is 13.4 times the area of the lot. This is significantly higher than the one and two times coverage currently permitted on the site. The subject site is suitable for intensification, due to its location in the downtown area and its proximity to the Bloor/Danforth subway line, retail uses and services. The density is comparable to other developments in the area including the 44-storey “X” tower at 590 Jarvis Street currently under construction and other residential towers within the Bloor Street/Jarvis Street intersection.

The proposal complies with certain criteria outlined in the Design Criteria for the Review of Tall Building Proposals. The proposed development has an approximate floorplate of 776 square metres, which is slightly higher than the tall buildings guidelines of keeping residential floorplates to less than 743 square metres.

The major streets of the City’s downtown, including Jarvis Street and Bloor Street, have traditionally been and continue to be the City’s primary locations for tall buildings. While the design of this proposal requires significant variances from the current Zoning By-law permissions, they are in keeping with the role and image of Jarvis Street particularly around and close to Bloor Street.

## **Massing and Height**

The residential tower has been sited on the westerly portion of the property, to ensure that the massing of the building does not have adverse impacts on the north-facing windows of 550 Jarvis Street. The residential tower is situated at the southwest corner of Jarvis Street and Charles Street East and the indoor amenity space is located on the top floor of the podium fronting both Charles Street East and Jarvis Street.

Negotiations with the applicant have resulted in redesign of the northern and western edge of the building along Charles Street East to emulate the adjacent uses at ground level.



The 137 metre height is supportable given the reduction of negative impacts on the surrounding area. These include the provision of open space, the mitigation of shadow impacts on the adjacent residential condominiums surrounding the site, compatibility with surrounding developments and the creation of an appropriate visual landmark for the intersection of Jarvis/Mount Pleasant/Charles Street East.

## **Sun, Shadow, Wind**

The applicant has submitted shadow studies of the proposed building to illustrate the potential shadow impacts of the proposed building at different times of the year and at different times of the day. When reviewing these studies, staff took into account the impacts on 550 Jarvis Street, the 11 storey apartment building next south as well as the existing buildings on Charles Street East and on the adjacent “X” condominium at 590 Jarvis Street. With the location of the residential building on the western edge of the site, the shadow studies indicate impacts on the surrounding area are acceptable.

A pedestrian level wind study was undertaken by the applicant to determine the wind conditions around the base of 568-580 Jarvis Street. The study concluded that overall the wind comfort conditions were satisfactory and no mitigation is required or recommended at grade level around the development.

## **Traffic Impact, Access, Parking**

A Traffic Impact Study prepared by Marshall Macklin Monaghan and subsequent addendum have been submitted and reviewed by Technical Services Division staff. Staff are satisfied with the results of the Study and any additional trip generation can be accommodated by the area road network.

As noted earlier, the access to the site will be from Charles Street East. All directional access will be provided from the western edge of the site on Charles Street East. Access to the underground garage will be from a closed laneway on the westerly edge of the site.

The Official Plan encourages development at locations well served by a full range of transportation options so as to reduce reliance on the private automobile. The site is in proximity to public transit operations, particularly the Bloor/Danforth subway line, and its location in the downtown provides convenient walking and cycling opportunities to a range of destinations.

Pedestrian amenity includes continuous weather protection with a minimum depth of 3 metres along Jarvis Street in keeping with the revitalization of this street. A landscaped plaza will also be created along Jarvis Street. Through site plan control, Planning staff will be requiring further weather protection along Charles Street East.

Although 200 resident and visitor bicycle parking spaces are proposed, which meets the requirements of Zoning By-law 438-86, as amended, staff recommend that bicycle parking spaces be increased to 400 spaces given the site’s proximity to the Bloor Street,

Sherbourne Street and Wellesley Street bike lanes, future Church Street/Davenport Road bike lanes, and Rosedale Valley bike path. Bicycle parking will be provided in convenient locations within the underground parking garage, will be common element and not combined with storage lockers.

A total of 340 vehicle parking spaces are provided, 312 spaces for residents and 28 spaces for visitors. All parking spaces will be provided in five levels of underground parking.

### **Residential Amenity Space**

The general Zoning By-law requires two square metres of common outdoor and indoor residential amenity space per unit which results in a requirement for 930 square metres of indoor and 930 square metres of outdoor amenity space based on 465 units. The applicant has proposed 753 square metres of indoor residential amenity space and 607 square metres of outdoor amenity space. The outdoor and indoor amenity space is to be located on the top floor of the seventh floor podium abutting Charles Street East and Jarvis Street.

### **Municipal Infrastructure**

The applicant has satisfied Technical Services that the existing City infrastructure has adequate capacity to support the development proposal. Additional requirements will be secured in the Site Plan Agreement, including a site servicing plan, grading plan, and stormwater management report for review and acceptance by the Executive Director of Technical Services.

The applicant is also requested to provide a revised water demand analysis and hydrant testing to determine whether the existing municipal infrastructure is adequate to service the development.

The costs of any municipal services upgrades required to support the development will be borne by the applicant and will be required prior to site plan approval.

### **Hydro One Transformer Station**

The subject property is located adjacent to a Hydro One Transformer Station and Planning want to ensure that there are no land use compatibility issues. Hydro One provided comments stating that they have no special requirements for the design of this building.

### **Trees/Landscaping**

There are currently seven trees along the north property line (Charles Street East frontage) listed in fair to poor condition that are proposed to be removed. Two street

trees along the westerly property line are listed in fair to poor condition and are also proposed to be removed.

The applicant is proposing the street frontages of both Jarvis Street and Charles Street East will be landscaped in a comprehensive manner including replacement of street trees. While not as yet designed, it is anticipated that improvements for the Mt. Pleasant/Charles Street East intersection could include landscaping that is reflective and compatible with the landscaping on this site.

### **Section 37 – Community Benefits**

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the Planning Act.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. prior to the issuance of the first above grade permit, pay to the City the sum of \$1,000,000 towards the proposed Community Centre pool at Sherbourne Street and Wellesley Street and the Jarvis Street Improvement Project;
2. provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$400,000, implemented under the City's Public Art Program to be paid at time of first building permit;
3. require that the cash amounts identified in i. and ii. above shall be indexed annually in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development.

4. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
1. Provide and pay for any municipal service upgrades required to support the development as determined by the Executive Director of Technical Services as part of the required Site Servicing Review;

6. provide building materials and landscaping on the lot as shown on the plans submitted by Wallman Architects (elevations) date stamped November 19, 2008 and Janet Rosenberg (landscape plans) date-stamped November 19, 2008 as on file with the Chief Planner and Executive Director, City Planning Division;
7. undertake improvement of the street right-of-way abutting the lot, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division;
8. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on June 28, 2008, to the satisfaction of the Chief Planner and Executive Director;
9. reasonable commercial efforts to obtain LEED certification of the development and provide documentation respecting the certification process for the development to the City;
10. require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act; and
11. provide continuous weather protection with a minimum clear depth of three metres on Jarvis Street.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are subject to this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

Parks staff have advised that the parkland dedication for the residential component would be 0.0284 hectares or 10% and would not be of a useable size and would be encumbered with below grade parking. The non-residential component of the development would be subject to a 2% parkland dedication fee. The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu which will be determined at the time of issuance of the building permit.

### **Toronto Green Development Standard**

The Green Development Standard contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development in Toronto. The Standard has 63 possible green development targets. Based in the

applicant's submission of the Toronto Green Development Standard Checklist, the proposed development is intended to achieve 21 targets. Some of the targets proposed to be met include:

### **Air**

- Actions taken to control fungus, mold and bacteria; and
- 45% of materials, including adhesives, sealants, paints, coatings, carpets, composite wood and agrifiber products

### **Energy**

- Developer is supplying appliances where 70% are Energy Star compliant.

### **Water**

- On an annual loading basis, 80% of total suspended solids removed from all runoff leaving the site; and
- Stormwater on-site retained to the same level of annual volume of overland runoff allowable under pre-development conditions

The applicant also intends to pursue LEED (Leadership in Energy and Environmental Design) certification for the development and has agreed to provide documentation on key milestones (e.g. application and registration) to the City. Requirements will be secured in the Section 37 Agreement.

### **Development Charges**

It is estimated that the development charges for this project will be \$2,534,115. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **Conclusion**

The proposed development at 568-580 Jarvis Street and 99-103 Charles Street East allows for residential intensification in the central area of the City. It is an area well served by transit and services and the proposal is consistent with the Provincial Policy Statement and the Official Plan. Planning staff recommend approval of this application.

## **CONTACT**

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## **SIGNATURE**

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Raymond David, Acting Director  
Community Planning, Toronto and East York District

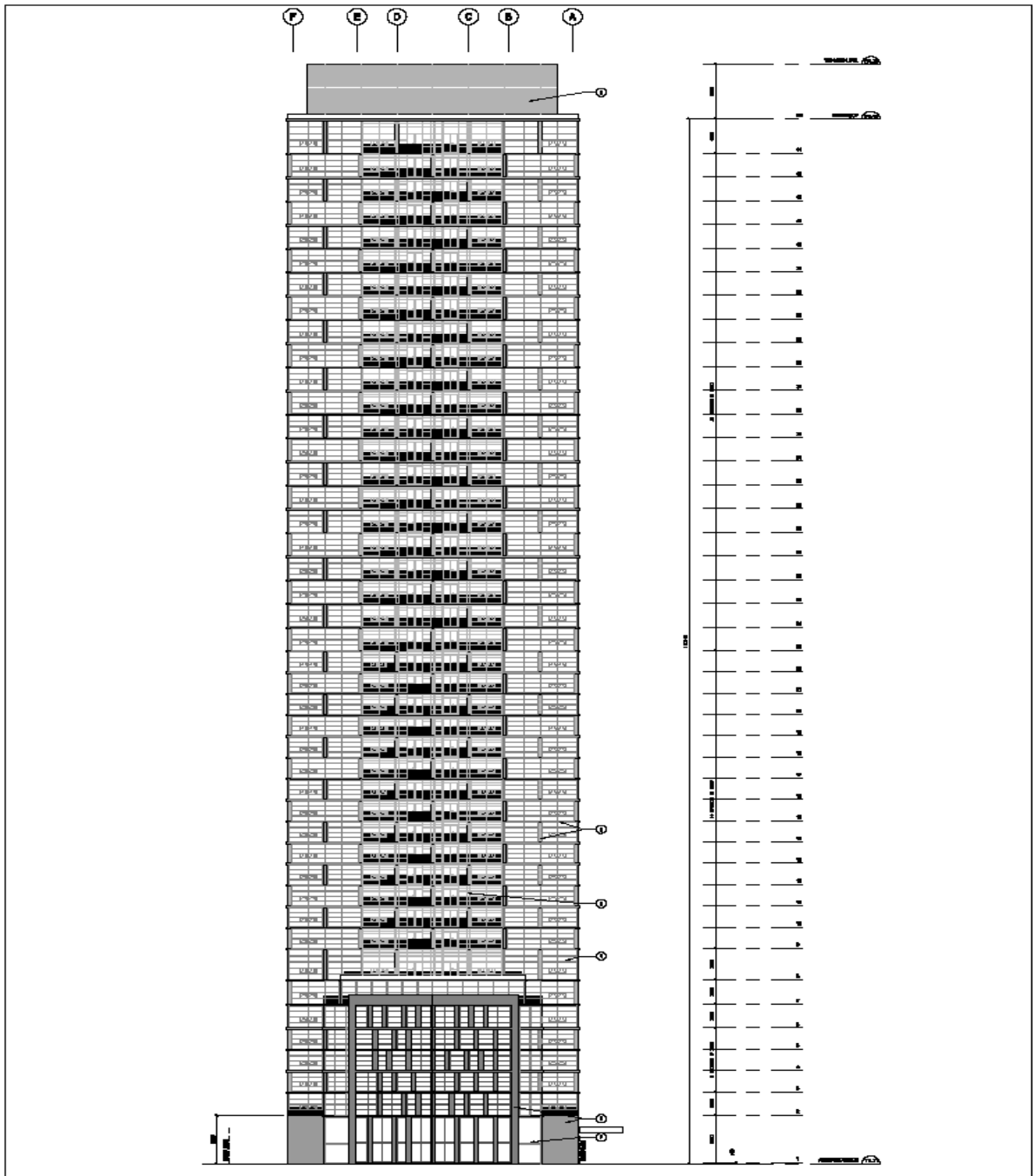
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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law Amendment



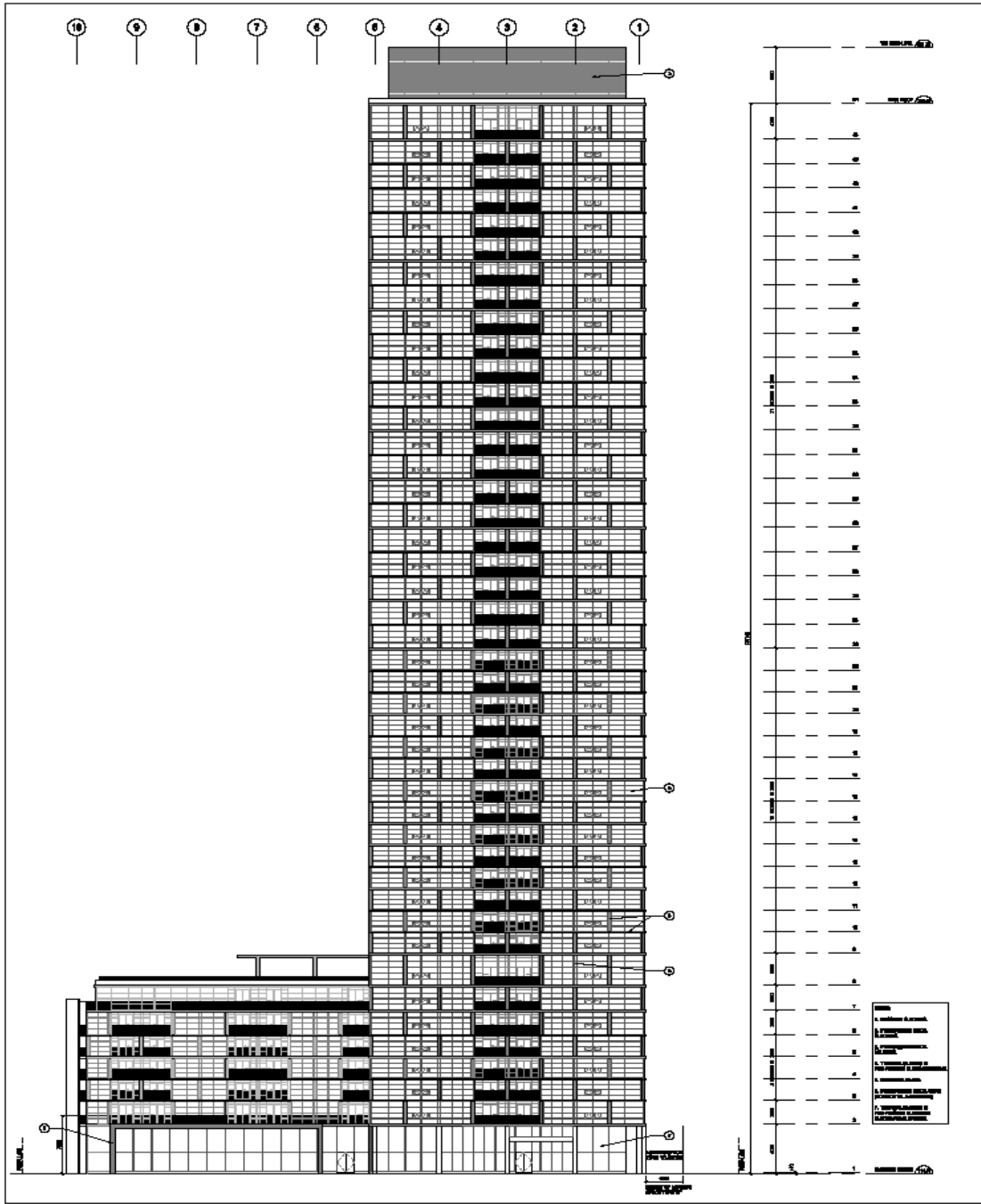
# Attachment 2 – East Elevation



<p><b>WALLMAN ARCHITECTS</b>          300 Ontario Street, Suite 200          Toronto, Ontario M5E 1B7          Tel: 416-593-8888          Fax: 416-593-8889          www.wallmanarchitects.com</p>	<p><b>909 JARVIS STREET</b>          TORONTO</p>	<p><b>ARCHITECTURAL DEVELOPMENT L.P.</b>          1000 SHEPPARD AVENUE EAST          SUITE 1000          SCARBOROUGH, ONTARIO M1S 1W7          TEL: 416-291-1111          FAX: 416-291-1112          www.archdev.com</p>	<p><b>DATE:</b> _____</p> <p><b>SCALE:</b> _____</p> <p><b>PROJECT NO.:</b> _____</p> <p><b>ARCHITECT:</b> _____</p> <p><b>ENGINEER:</b> _____</p> <p><b>DATE:</b> _____</p>
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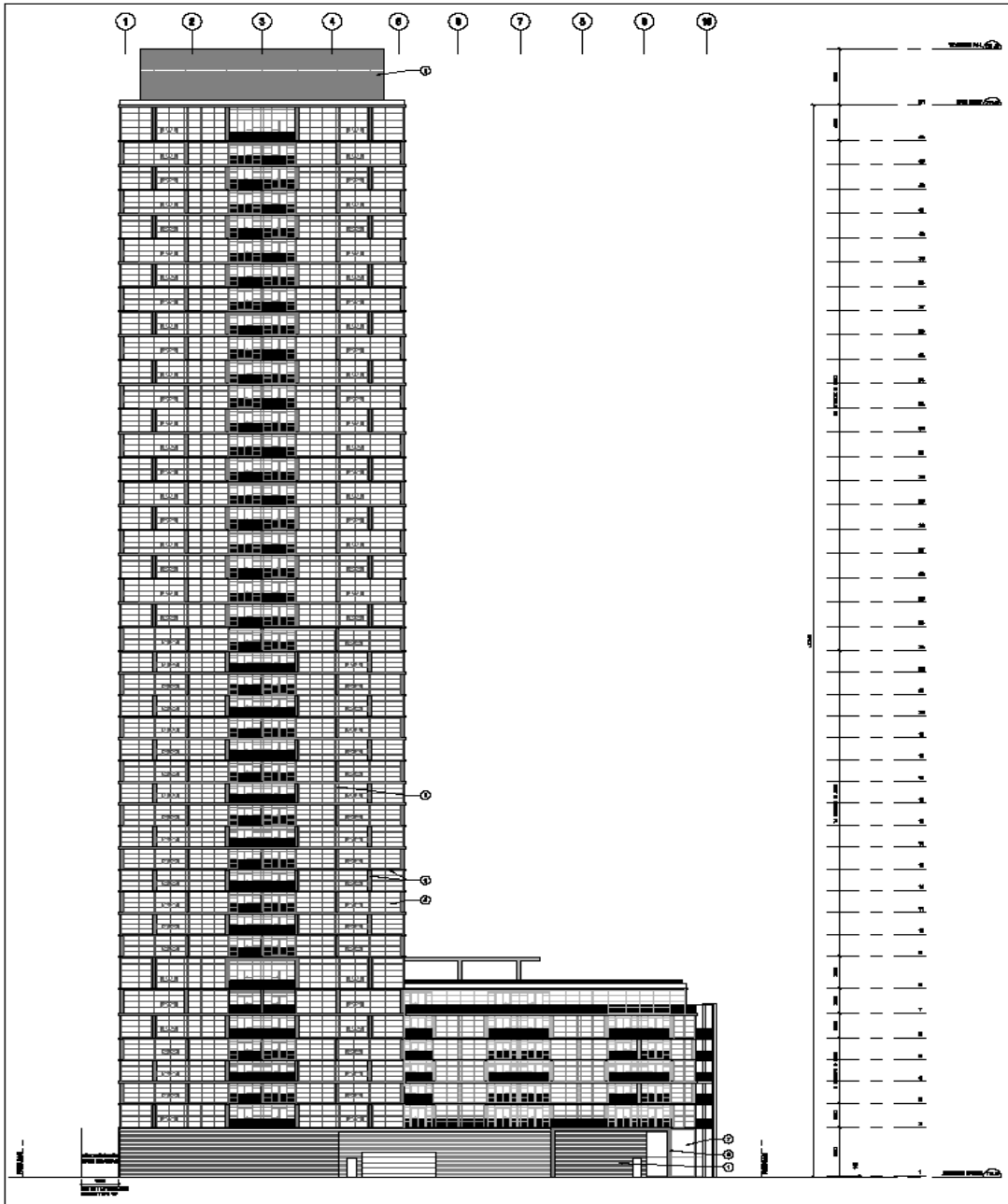


# North Elevation



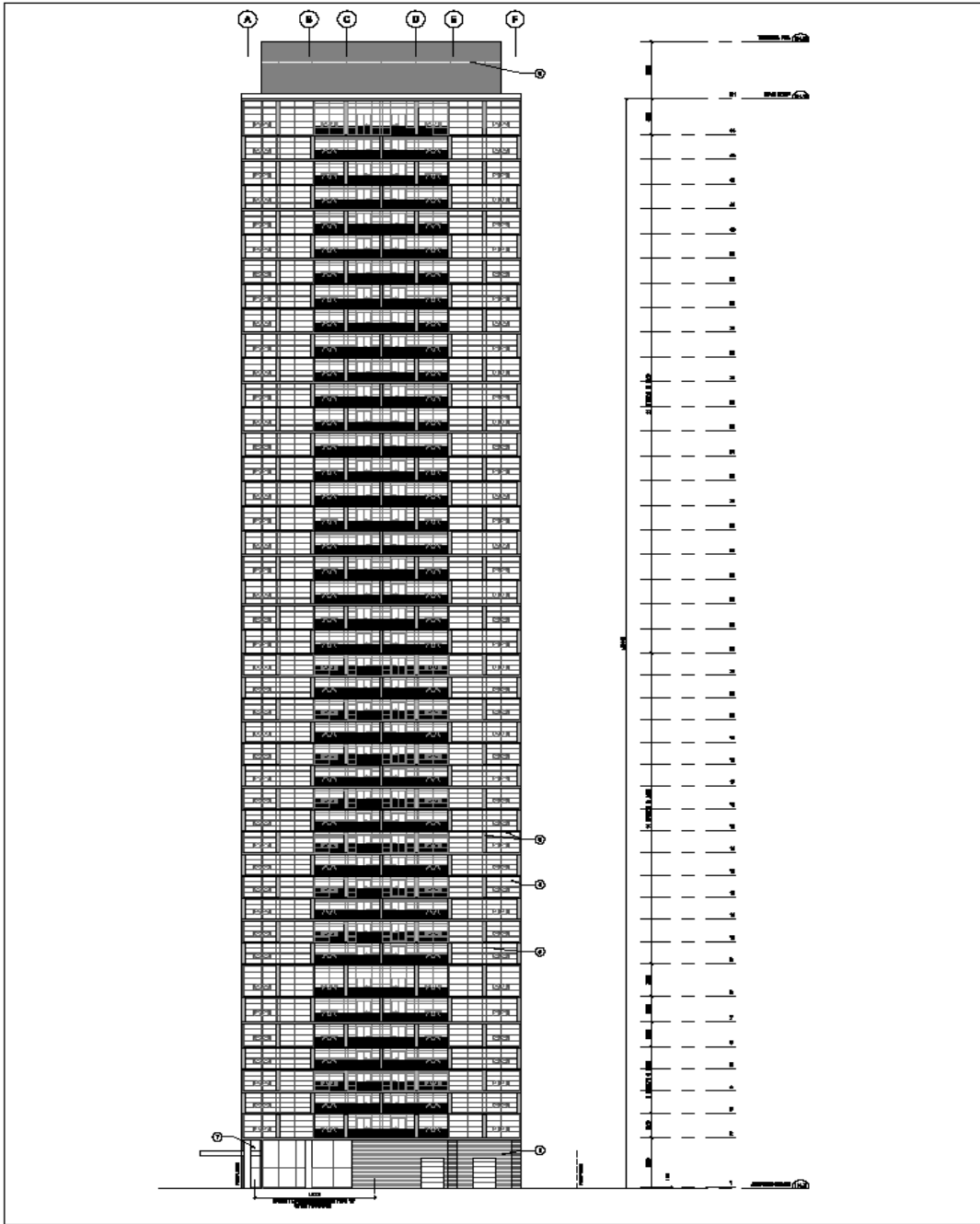
<p>WALLMANN SCHITZ &amp; CO. ARCHITECTS          1000 BROADWAY, SUITE 2000          NEW YORK, NY 10018          TEL: 212 512 2000          FAX: 212 512 2001          WWW.WALLMANN-SCHITZ.COM</p>		<p>568 JARVIS STREET          CHARLES STREET          NEW YORK, NY 10014</p>	
<p>DATE: 01/15/10          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT NO: [Number]</p>		<p>ARCHITECT: [Name]          ENGINEER: [Name]          STRUCTURAL ENGINEER: [Name]</p>	
<p>PROJECT NO: [Number]          SHEET NO: [Number]          TOTAL SHEETS: [Number]</p>		<p>DATE: [Date]          SCALE: [Scale]</p>	

# South Elevation



<p>DATE: _____</p> <p>SCALE: _____</p> <p style="text-align: right;"><b>A3.03</b></p>	<p><b>WALLMAN ARCHITECTS</b></p> <p>1000 Avenue of the Americas, Suite 2000 New York, NY 10020 Tel: (212) 691-1000 Fax: (212) 691-1001 www.wallmanarchitects.com</p>	<p><b>568 JARVIS STREET</b></p> <p>PROJECT</p>	<p><b>LEONARD GREENBERG PARTNERS LLP</b></p> <p>ARCHITECT</p>	<p><b>99-103 CHARLES STREET</b></p> <p>PROJECT</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>ARCHITECT: _____</p> <p>ENGINEER: _____</p> <p>CONTRACTOR: _____</p>
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# West Elevation



**WALLMAN ARCHITECTS**  
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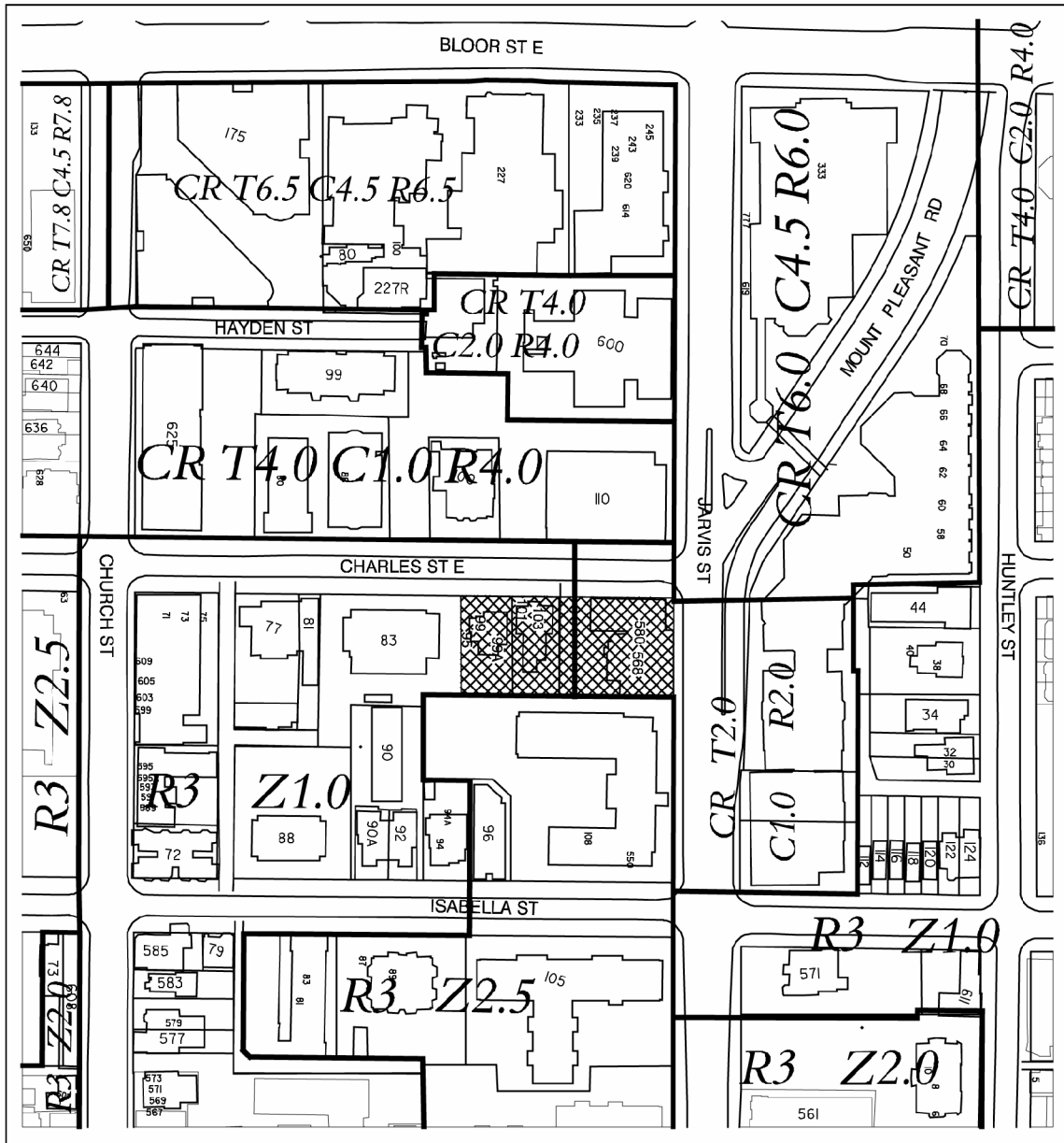
**568-580 JARVIS STREET**  
 VANCOUVER

**1. TECHNICAL SPECIFICATIONS 1.13**  
 WINDOW ELEVATION

Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Project No: \_\_\_\_\_

**23.04**

Attachment 3: Zoning



568-580 Jarvis Street & 99, 101, 103 Charles Street East

File # 08\_111493

- R3 Residential District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 03/12/08 - AA

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 111493 STE 27 OZ
Details	Rezoning, Standard	Application Date:	February 14, 2008
Municipal Address:	568 and 580 Jarvis Street, 99—99A & 101-103 Charles Street East		
Location Description:	Southwest Corner of Charles Street East and Jarvis Street/Mount Pleasant Road		
Project Description:	Rezoning application for the demolition of the existing non residential buildings and construction of a 44-storey mixed use development containing 465 residential dwelling units, (297 one-bedroom ,168 two-bedroom) and retail uses at grade, with 381 parking spaces in 6 levels of parking below grade		

Applicant:	Agent:	Architect:	Owner:
Great Gulf Group 3751 Victoria Park Avenue Toronto, ON, M1W 3Z4	Wallman Architects Inc. 30 Duncan Street Suite 202 Toronto, ON M5V 2C3	Wallman Architects Inc. 30 Duncan Street Suite 202 Toronto, ON M5V 2C3	Lifegreat Developments Ltd. 3751 Victoria Park Avenue Toronto, ON M1W 3Z4

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	490-67, 210-84
Zoning:	CR T2.0 C1.0 R2.0 – East side R3 Z1.0 – West side	Historical Status:	N
Height Limit (m):	12 (east side), 30 (west side)	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2840	Height:	Storeys:	44
Frontage (m):	36.44		Metres:	137
Depth (m):	78.01			
Total Ground Floor Area (sq. m):	893			Total
Total Residential GFA (sq. m):	37098		Parking Spaces:	373
Total Non-Residential GFA (sq. m):	893		Loading Docks:	2
Total GFA (sq. m):	37991			
Lot Coverage Ratio (%):	64%			
Floor Space Index:	13.4			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	297
2 Bedroom:	168
3 + Bedroom:	0
Total Units:	465

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		37991	0
Retail GFA (sq. m):		893	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael Hynes, Senior Planner, mhynes@toronto.ca</b>
	<b>TELEPHONE:</b>	<b>(416) 397-1761</b>

## **Attachment 5: Draft Zoning By-law Amendment**

Authority: Toronto Community Council Report No. xx, Clause No. xx,  
as adopted by City of Toronto Council on xx xx xx xx, 2009  
Enacted by Council: xx xx, 2009

### **CITY OF TORONTO**

#### **BY-LAW No. xxx-2009**

#### **To amend the General Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands municipally known as 568-580 Jarvis Street and 99-103 Charles Street East.**

WHEREAS the Council of the City of Toronto has been requested to amend its by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, with respect to lands known municipally in the year 2008 as 568-580 Jarvis Street and 99-103 Charles Street East; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act regarding the proposed zoning by-law amendment; and

WHEREAS pursuant to Section 37 of the Planning Act, the Council of the Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize increases in the height or density of development beyond that otherwise permitted by By-law No. 438-86, as amended, in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS the *owner* of the land that is the subject of this By-law has elected to provide the facilities, services and matters as are hereinafter set forth; and

WHEREAS the increase in the density or height permitted hereunder, beyond those otherwise permitted on the land by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the *owner* of such land and the City of Toronto (hereinafter referred to as the "City");

WHEREAS the Official Plan of the former City of Toronto contains provisions relating to the authorization of the height and density of development; and

WHEREAS Council has required the *owner* of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid land as permitted in this By-law;

THEREFORE, the Council of the City of Toronto HEREBY ENACTS as follows:

1. Pursuant to Section 37 of the *Planning Act*, the *heights* and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision by the *owner* of the *lot* of the following facilities, services and matters set out in Appendix 1 hereof, to the City as the *owner's* sole expense and in accordance with and subject to the agreement referred to in Section 3(k) of this By-law.
2. Upon execution and registration of an agreement or agreements with the *owner* of the *lot* pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services and matters set out in Appendix 1 hereof, the *lot* is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the *owner* may not erect or use such building until the owner has satisfied the said requirements.
3. Except as otherwise provided herein, the provisions of By-law No. 438-86, shall continue to apply to the *lot*.
4. None of the provisions of Sections 4(2)(a), 4(5)(b), 4(8), 4(12), 6(1)(f), 6(3) Part II 2(ii), 6(3) Part II 4, 6(3) Part II 5, 6(3) Part III 1(a), 8(3) Part I 1, 8(3) Part III 1(a), 6(3) Part I 1. and 8(3) PART I 3(a) of By-law 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a mixed use building on the lands municipally known as 568-580 Jarvis Street and 99-103 Charles Street East (hereinafter referred to as the *lot*), provided that:
  - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) the *residential gross floor area* shall not exceed 37,098 square metres;
  - (c) the *residential gross floor area* and *non-residential gross floor area* shall not exceed 37,991 square metres;
  - (d) a minimum rear yard setback of 6.0 metres shall be provided on the *lot*;
  - (e) a front lot line setback of zero metres may be provided on the *lot*;
  - (f) no portion of the building or structure erected on the *lot* or used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2 subject to the following,

- (i) canopies, awnings and building cornices are permitted outside the heavy line shown on Map 2; and
  - (ii) lighting fixtures, ornamental elements, parapets, trellises, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape and public art features which may extend beyond the heavy lines shown on the attached Map 2;
- (g) the *height* of any building or structure, or portion thereof, does not exceed those *heights* as indicated on the attached Map 2;
- (h) a minimum of 753 square metres of indoor *residential amenity space* shall be provided on the *lot* with a kitchen and washroom;
- (i) a minimum of 607 square metres of outdoor *residential amenity space* shall be provided in a location on the *lot* adjoining or accessible by stairs from a portion of the indoor *residential amenity space*;
- (j) a minimum of 338 *parking spaces* shall be provided and maintained below *grade* on the *lot* in accordance with the following:
- (i) 0.3 *parking spaces* for each *bachelor dwelling unit*;
  - (ii) 0.48 *parking spaces* for each *one bedroom dwelling unit*;
  - (iii) 0.96 *parking spaces* for each *two bedroom dwelling unit*;
  - (iv) 1.2 *parking spaces* for each *three bedroom dwelling unit*;
  - (iii) 0.06 *parking spaces* for every *dwelling unit* for visitors use;
  - (iv) not less than 310 *parking spaces* for residents; and
  - (v) not less than 28 *parking spaces* for visitors, which spaces shall be signed exclusively for the use of visitors to the building.
- (k) a minimum of 400 *bicycle parking spaces* shall be provided and maintained on the *lot* for the residents of and visitors to the building in accordance with the following:
- (i) for residents, not less than 320 *bicycle parking spaces – occupant*, of which at least 80 shall be in a secure bicycle room at the P1, ground floor or the second level above grade level, all of which are weather protected and in common element area and not to be combined with a storage locker facility; and

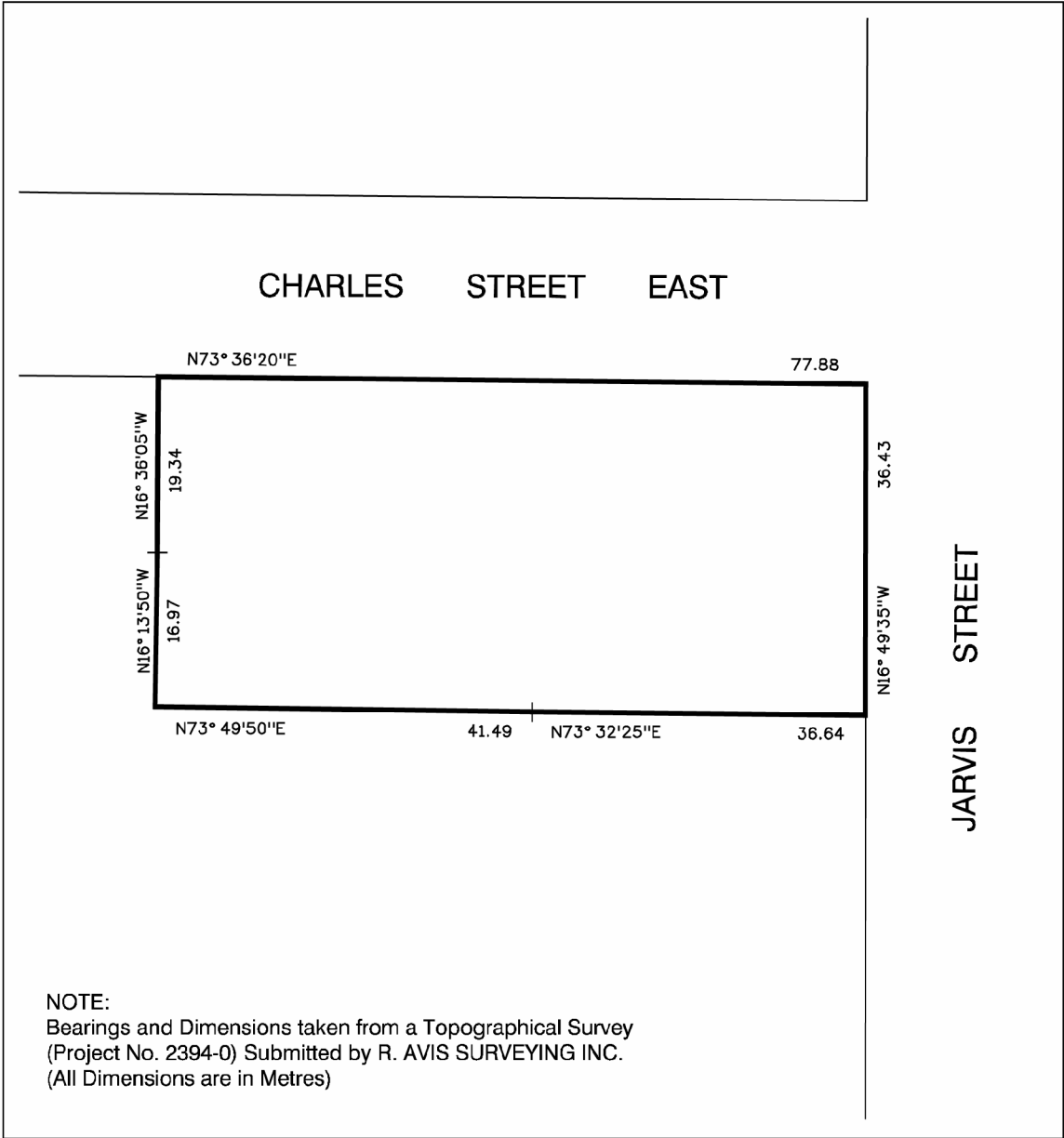


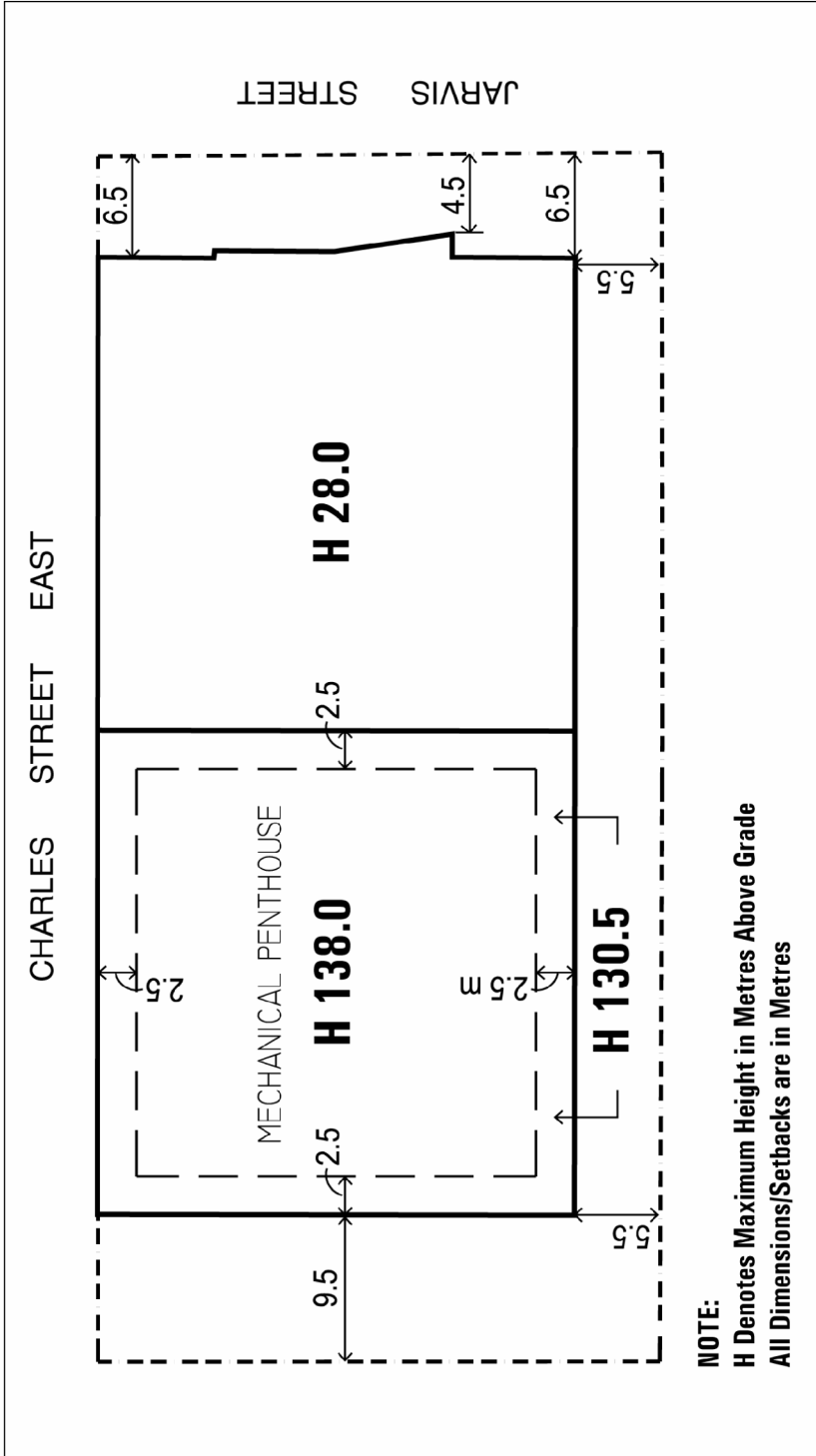
- (ii) for visitors, not less than 80 *bicycle parking spaces – visitor* of which at least 10 shall be provide at grade, and the remainder shall be provided at the P1 level;
  - (l) at least one *loading space-type G* shall be provided and maintained on the *lot*;
  - (m) at least one *loading space-type B* shall be provided and maintained on the *lot*;
  - (n) the *owner* of the *lot* enters into an agreement with the City, pursuant to Section 37(3) of the *Planning Act*, to secure the facilities, services and matters referred to in Section 1 of this By-law and that such an agreement be registered on title to the *lot*.
5. Notwithstanding Section 6(1) (f) of By-law No. 438-86, no person shall use a lot or erect or use a building within the site for any purpose except one or more of the following uses,
- (i) an apartment building;
  - (ii) a *retail store* having a maximum of 893 square metres on the ground floor; and
  - (ii) uses accessory thereto, including a *parking garage* located below finished ground level,
6. None of the provisions of By-law No. 438-86 shall apply to prevent a *temporary sales office* on the *lot*.
7. For the purposes of this By-law,
- (a) *temporary sales office* means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be erected on the *lot*;
  - (b) *grade* means 130.14 metres above Canadian Geodetic Datum; and
  - (c) each word or expression that is italicized in the By-law herein shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended.
8. Building permit issuance with respect to the lands to which this By-law applies shall be dependant upon satisfaction of the provisions in the By-law and in the

Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.

ENACTED AND PASSED this xx day of xx, A.D. 2009.

DAVID R. MILLER,      ULLI S. WATKISS,  
                         Mayor      City Clerk  
(Corporate Seal)





APPENDIX 1  
Section 37 Provisions

The facilities, services and matters set out herein are the facilities, services and matters required to be provided by the *owner* of the *lot* to the *City* in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the *City* with conditions providing for indexed escalation of all financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement:

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. prior to the issuance of the first above grade permit, pay to the City the sum of \$1,000,000 towards the proposed Community Center pool at Sherbourne Street and Wellesley Street and the Jarvis Street Improvement Project.
2. provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$400,000, indexed annually, implemented under the City's Public Art Program
3. require that the cash amounts identified in i. and ii. above shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;
4. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
5. provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
6. provide for alternate servicing arrangements for any adjacent site which is connected to the existing combined sewer;
7. to provide building materials and landscaping on the lot as shown on the plans submitted by Architects Alliance (elevations) date-stamped November 19,

2008 and Janet Rosenberg (landscape plans) date-stamped November 19, 2008 as on file with the Chief Planner and Executive Director, City Planning Division;

8. to undertake improvement of the street right-of-way abutting the lot, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division;
9. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on June 28, 2008, to the satisfaction of the Chief Planner and Executive Director;
10. requirements to incorporate noise mitigation measures, as required, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
11. reasonable commercial efforts to obtain LEED certification of the development and provide documentation respecting the certification process for the development to the City;
12. revisions to the development, or a Letter of Credit, in accordance with the recommendations of a Street Lighting Assessment;
13. require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act; and
14. provide continuous weather protection with a minimum clear depth of three metres and minimum height of 3 metres on Jarvis Street.