

# **TORONTO** STAFF REPORT

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March 12, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report  
Official Plan and Zoning By-law Amendment Application  
05 104157 STE 27 OZ  
Applicant: Great Gulf(Jarvis - Charles) LTD.  
Architect: Architects Alliance  
590 Jarvis St  
Ward 27 - Toronto Centre-Rosedale

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

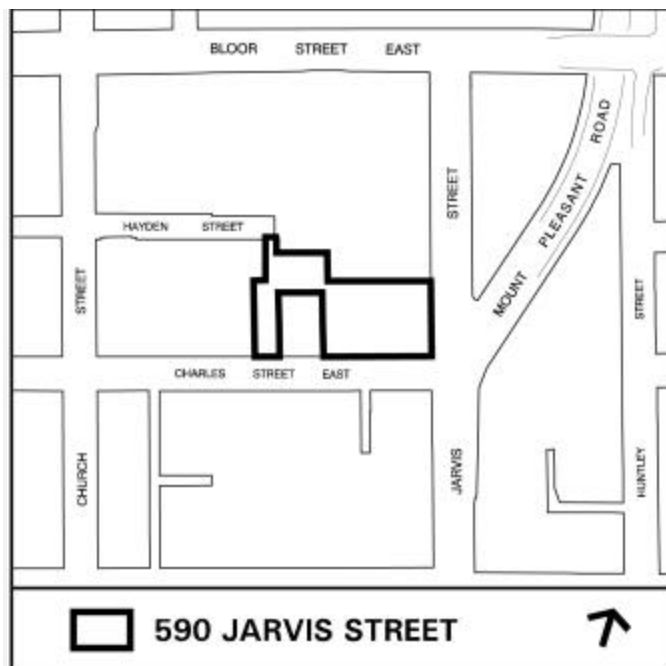
Financial Implications and Impact Statement :

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting 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.



Background:

The site is the former Metropolitan Toronto Police Headquarters and more recently has been used by various City departments. The property was declared surplus by City Council at its meeting of October 10, 11, 12, 2000 and offered for sale. City Council, at its meeting of September 28, 29, 30 and October 1, 2004 accepted an Offer to Purchase from Great Gulf Ltd.

Comments:

Proposal

The proposal consists of a 45-storey, 436 unit residential condominium building with a mix of one and two bedroom units. A 2-storey pavilion building for amenity space is located behind the main tower on Charles Street East. The tower floor plate is 783 square metres.

Landscaped open space is provided behind the Gerstein Centre that is adjacent to landscaped open space for the Bloorwalk condominium project to the north. Pedestrian walkways will be provided that will connect the existing pedestrian system both north/south from Charles Street East to Hayden Street and east/west from Hayden Street to Jarvis Street.

Vehicular access to the site will be from the western edge of the property on Charles Street East and from Jarvis Street. A total of 335 parking spaces are provided in 5 levels of underground parking proposed at the City's Zoning By-law standard.

Site Description

The .43 ha. (1.06 acres) site is located at the northwest corner of Jarvis Street and Charles Street. Mount Pleasant Road connects with Jarvis Street at this location. The site is an irregular shape that extends along Charles Street East and with a small frontage on Hayden Street to the north. The site wraps around the Gerstein Centre at 100 Charles Street East.

Immediately surrounding the site are the following:

North: a 3-storey office building formerly used by the Anglican Archdiocese of Toronto. The site was part of a larger rezoning application in 1997 involving properties on Bloor Street East and Hayden Avenue to permit residential and office uses on the site. In 2001, the Committee of Adjustment granted variances to permit a 29-storey residential building with retail uses at grade on this site. In 2004, the Committee of Adjustment granted further variances to permit an increase in height to 37-storeys.

South: a 3-storey office building that is the headquarters of Pizza Pizza.

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

West: 8 and 9 storey apartment buildings are to the west along Charles Street East.

#### Provincial Policy Statement

The application will be reviewed for consistency with the Provincial Policy Statement.

#### Metropolitan Toronto Official Plan

The Metropolitan Toronto Official Plan designates the site as part of the Central Area. The Central Area is identified as the pre-eminent Centre within the MetroPlan area. MetroPlan supports initiatives to increase the supply of housing in the Central Area in a way that promotes healthy and sustainable communities and enhances existing neighbourhoods.

#### Former City of Toronto Official Plan

The site is designated Medium Density Mixed Use Commercial Residential. Under this designation, new developments should be compatible with existing buildings and open spaces and have mid-rise heights of 6 to 10 storeys with a maximum density of 4 times the lot area, ensuring the physical form objectives of the Plan are achieved and ensuring compatibility with local conditions and objectives.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and pre-hearings are proceeding.

Once the Official Plan comes into full force and effect, the property is located in the Downtown and will be designated Mixed Use Area. The Plan contains development criteria that will direct the form and quality of development. 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 proposal will also be reviewed for conformity with the Tall Buildings policies of the new Official Plan which outline built form principles that are applied to the location and design of such buildings. The policies seek to reduce impacts with adjacent development and encourage excellence in design.

#### Zoning

The current zoning designation on the property is CR T 4.0 C1.0 R4.0. This allows for a density of 4 times the lot area. A maximum height of 30 metres is permitted on the site.

## Site Plan Control

An application for site plan control approval has not been filed at this time but will be required.

## Reasons for the Application

The proposed height of 141.5 metres, excluding rooftop mechanical and density of 7.8 times the lot area are inconsistent with the Official Plan and Zoning By-law height of 30 metres and density of 4 times the lot area.

## Issues to be Resolved

The application is currently in circulation for departmental review and comment. Prior to presenting a Final Report to Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be addressed by the applicant:

- (a) appropriate height and massing of the tower and mitigation of impact on the surrounding buildings and open spaces including light, view, privacy, sunlight penetration, skyview, shadows and wind impacts;
- (b) podium treatment for the street level along Jarvis Street and consistency with the podium height of the building to the north as well as other contextual considerations;
- (c) streetscape treatment along Jarvis Street and Charles Street East;
- (d) co-ordination of open space treatment with the development to the north;
- (e) assessment of any traffic impacts; and
- (f) identification and securing of community benefits under Section 37 of the Planning Act, including the provision of public art.

## Conclusions:

The application is under review by City departments. A community consultation meeting in the local neighbourhood will provide community input into the project. Once the review is complete and outstanding issues resolved, a Final Report is anticipated to be submitted for City Council consideration in the fourth quarter of 2005.

Contact:

Kathryn Thom, Senior Planner  
Ph: (416) 392-0759  
Fax: (416) 392-1330  
Email:kthom@toronto.ca

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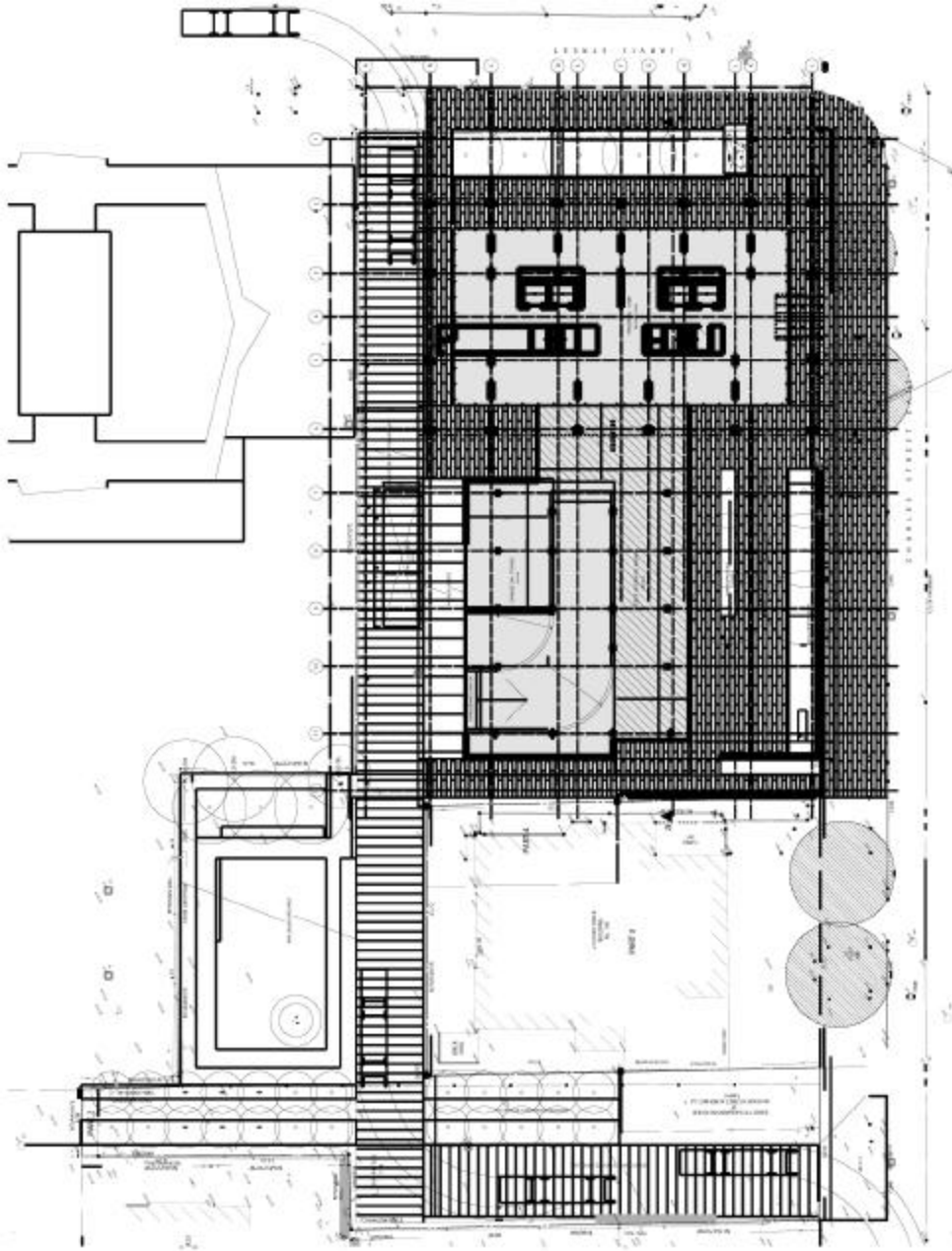
Gary Wright  
Director, Community Planning, South District

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List of Attachments:

Attachment 1: SitePlan  
Attachment 2: Elevations (as provided by applicant)  
Attachment 3 Elevations (as provided by applicant)  
Attachment 4: Official Plan  
Attachment 5: Zoning  
Application 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

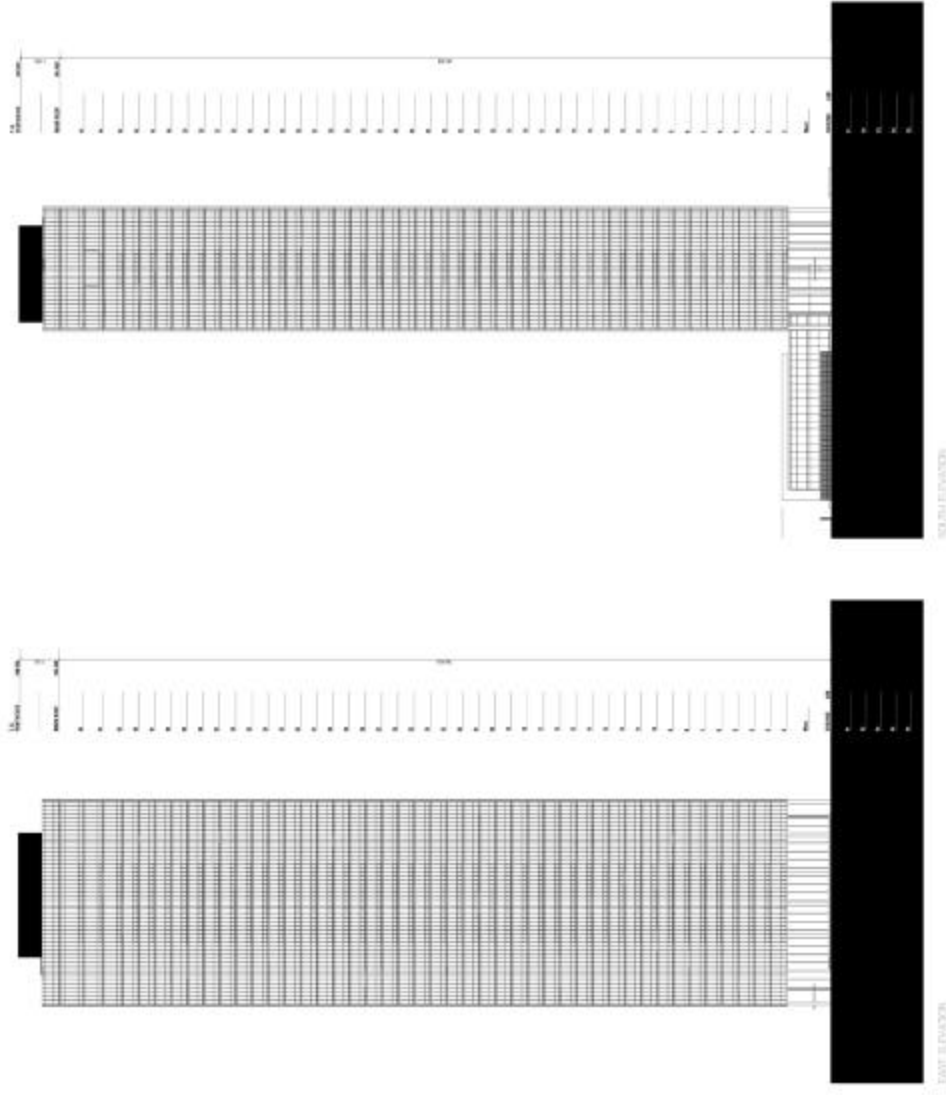
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590 Jarvis Street

File # 05\_104157

Attachment 2: Elevation 1



**Elevations**

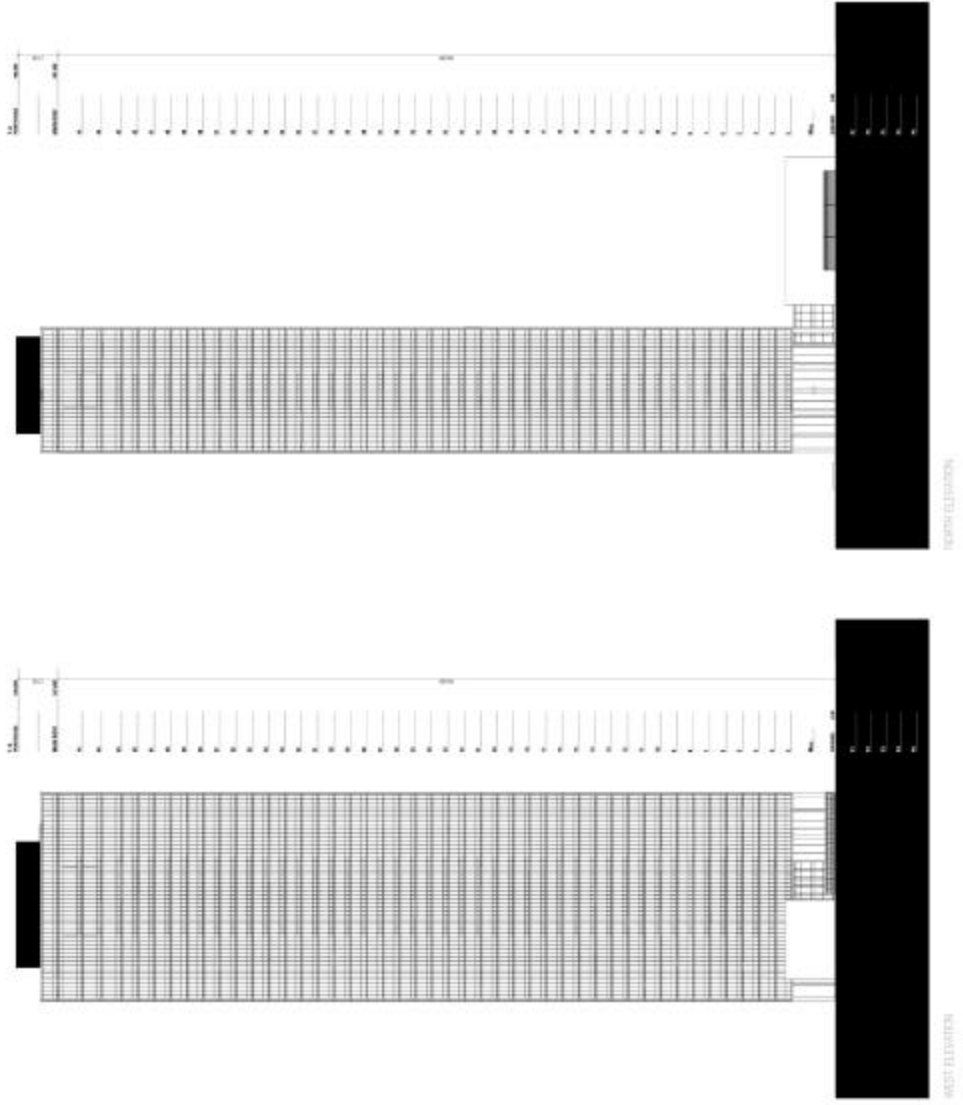
Applicant's Submitted Drawing

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**590 Jarvis Street**

File # 05 104157

Attachment 3: Elevation 2



**Elevations**

Applicant's Submitted Drawing

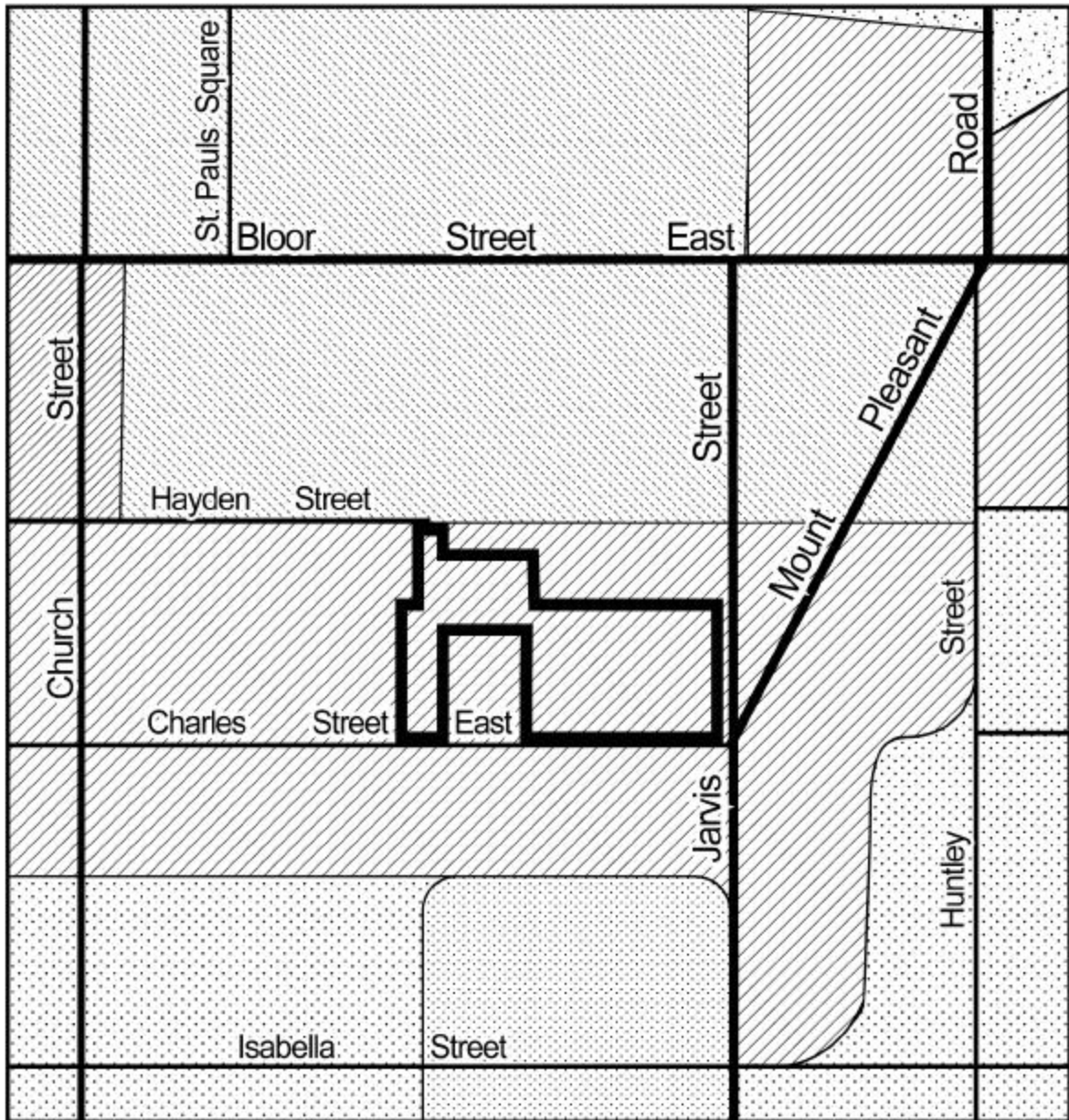
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**590 Jarvis Street**

File # 05 104157



Attachment 4: Official Plan (Map)



 **Toronto** Urban Development Services  
Official Plan

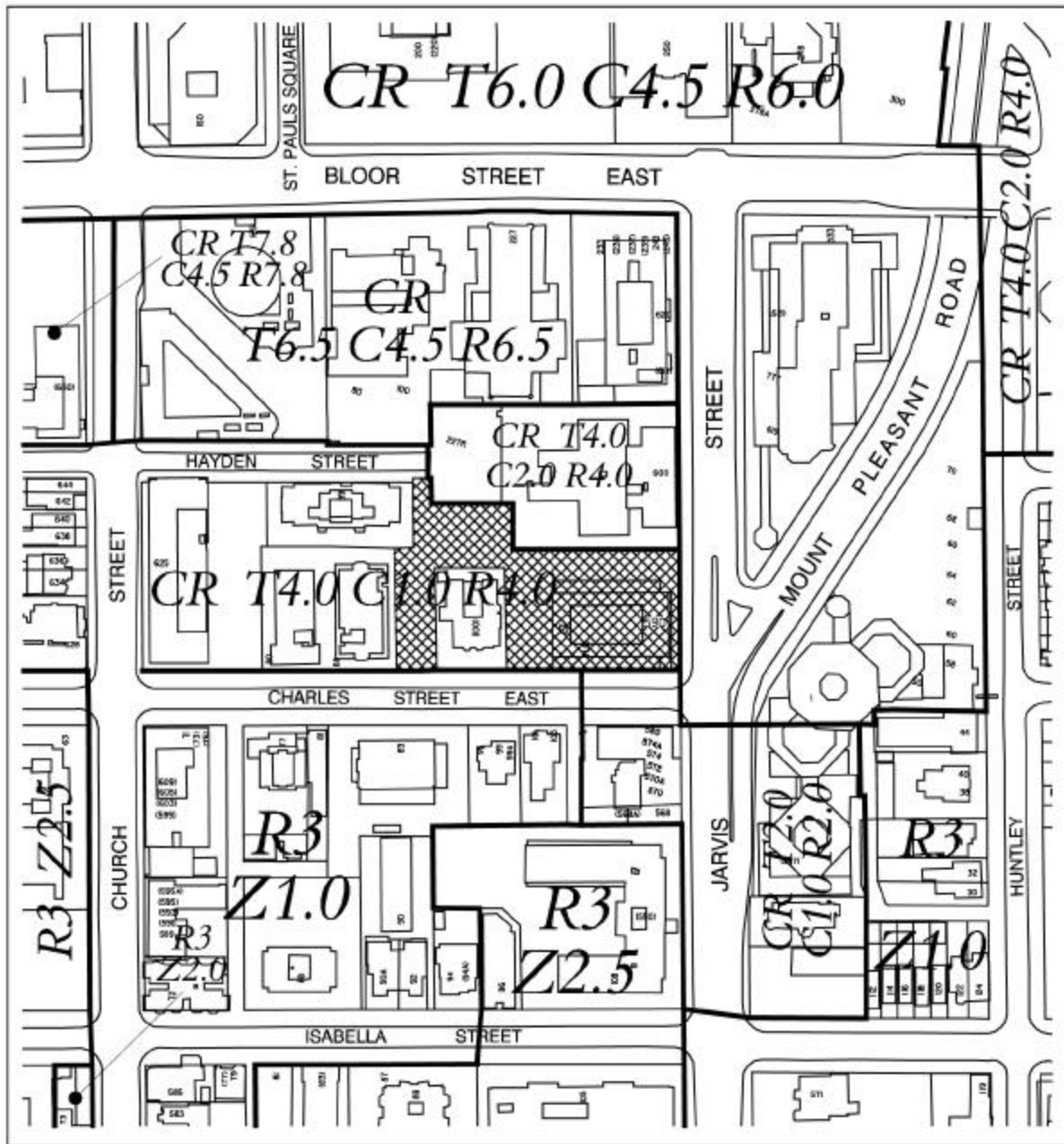
590 Jarvis Street

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Attachment 5: Zoning (Map)



 **Toronto** Urban  
Development Services  
**Zoning**

590 Jarvis Street

File # 05\_104157

R3 Residential District  
CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/31/05 - TA

### Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 104157 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 24, 2005

Municipal Address:	590 JARVIS ST, Toronto ON
Location Description:	CON 1 FB PT PARK LTS 6 & 7 PL E19 PT LT5 **GRID S2708
Project Description:	Proposed 436 unit residential re-development of vacant office building formerly owned by City of Toronto.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOODMANS LLP			CITY OF TORONTO
ROSLYN HOUSER			REAL ESTATE
			SERVICES VYNETTE
			BROWN

#### PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	
Zoning:	CR T4.0 C1.0 R3.0	Historical Status:	
Height Limit (m):	61	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	4313	Height:	Storeys:	45
Frontage (m):	0		Metres:	148.55
Depth (m):	0			
Total Ground Floor Area (sq. m):	1203			Total
Total Residential GFA (sq. m):	33630		Parking Spaces:	335
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	33630			
Lot Coverage Ratio (%):	27.89			
Floor Space Index:	7.8			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	33630	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	244	Office GFA (sq. m):	0	0
2 Bedroom:	192	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	436			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kathryn Thom, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-0759</b>

