

**568-580 Jarvis Street, 99-99A & 101-103 Charles Street East - Rezoning Application - Preliminary Report**

<b>Date:</b>	April 10, 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.

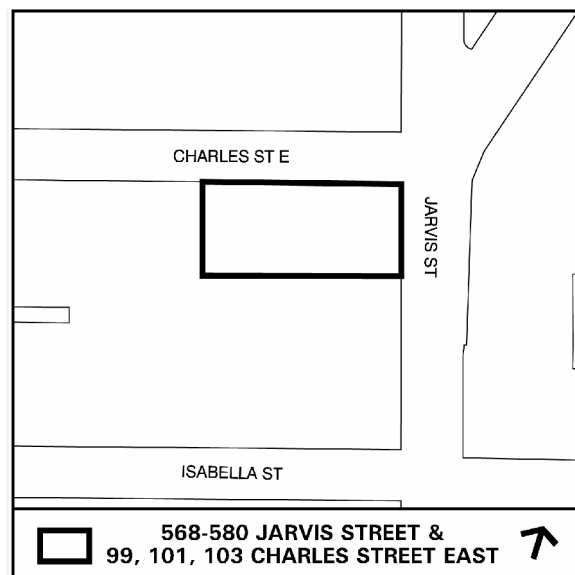
This application proposes a 44-storey mixed use development containing retail uses at grade and residential dwelling units at 568 and 580 Jarvis Street, 99-99A and 101-103 Charles Street East. The existing non-residential buildings on the site would be demolished.

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.

The next step is to undertake a community consultation meeting to enable the public to review the applicant's submission, and ask questions of City staff and the applicant.

**RECOMMENDATIONS**

**The City Planning Division recommends 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.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

Lifegreat Developments Ltd., the owner, is proposing to demolish the existing non-residential buildings and construct a 44-storey, 130-metre tall (plus 6.8 metre mechanical) mixed-use building with retail uses at grade and 465 residential dwelling units. The proposal's massing consists of two parts:

1. A 7-storey, 23-metre high podium building, with a ground floor area of 1,830 square metres, on the easterly portion of the site; and
2. A residential tower (floors 8 to 44) with a 753 square metre floor plate, on the westerly portion of the site.

The unit mix proposed is 285 one-bedroom units (61%) and 180 two-bedroom units (39%).

The applicant proposes to locate the tower so that it would have a separation distance of approximately 25 metres to the 44-storey tower under construction at 590 Jarvis Street (northwest corner of Charles Street East and Jarvis Street) and a separation distance of approximately 13 metres to the 11-storey residential building to the south at 590 Jarvis Street.

A total of 1,037 square metres is proposed for the grade-related retail and service commercial space, along both the Jarvis Street and Charles Street East frontages.

Indoor and outdoor amenity space is provided on the 8<sup>th</sup> floor, including an outdoor pool on the podium roof. A total of 750 square metres of indoor amenity space and 650 square metres of outdoor amenity space is proposed whereas the Zoning By-law requires 930 square metres of both indoor and outdoor residential amenity space.

The proposal provides a total of 373 parking spaces and 260 bicycle parking spaces in a six-level underground garage as follows:

Floor	Residential Parking	Visitor Parking	Bicycle Parking
P1	21	27	15
P2	64	1	49
P3-P6	65	0	49
Total	345	28	260

The applicant is proposing that the site will be accessed by a driveway from Charles Street East, on the west side of the building. The driveway would continue around the south edge of the building exiting onto Jarvis Street. Two loading spaces are proposed on the ground floor.

Overall the proposal has a residential gross floor area of 37,397 square metres with a density of 13.2 times the area of the lot. The Application Data Sheet in Attachment 1 provides additional 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 as office space. It is proposed that these buildings would be demolished. 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 building 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 condominium, 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 condominium 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 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 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 proposal will also be 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 seek to reduce impacts with adjacent development and encourage excellence in design.

Compliance with other relevant policies of the new Official Plan including the environment and transportation will be addressed.

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 study is also available on the City's website at: [www.toronto.ca/planning/urbdesign/index.htm](http://www.toronto.ca/planning/urbdesign/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 7 provides an excerpt of the Zoning map for the site and immediate area.

## **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 and density are inconsistent with the Zoning By-law. The proposed height is 130 metres, excluding rooftop mechanical, exceeds the permitted height of 12 metres on the easterly portion of the site and 30 metres on the westerly portion of the site. The proposed density of 13.2 times the lot area exceeds the permitted density of two times the lot area on the easterly portion of the site and one times the lot area on the westerly portion of the site.

Provided the proposed development is found to be in compliance with the development criteria for Mixed Use Areas and all other relevant Official Plan policies, an Official Plan Amendment will not be required.

Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Issues to be Resolved**

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 and reviewed:

- (a) conformity with Official Plan policies and Design Criteria for Review of Tall Building Proposals;
- (b) appropriate height, massing, setback and stepback of the tower and low-rise podium and mitigation of physical and visual impacts on the surrounding buildings, open space, and uses including but not limited to light, privacy, shadow, sky view and weather and wind protection;

- (c) consideration of the Jarvis Street Environmental Assessment streetscape initiatives;
- (d) treatment of the ground floor of the building and its relationship to the streetscapes;
- (e) commitment to a green roof, green development standards and LEED certification;
- (f) identification and security of public benefits pursuant to Section 37 of the Planning Act including public art;
- (g) assessment of the amount and location of bicycle parking in light of future bicycle lanes on Davenport Street/Church Street and Wellesley Street, and cycling improvements associated with the Jarvis EA and Bloor Street Transformation;
- (h) assessment of the provision of family sized units, knock-out panels between residential units, and indoor and outdoor amenities to support families; and
- (i) provisions that may be required as a result of the proximity to the Hydro sub-station.

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

## **CONTACT**

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E-mail: arezosk@toronto.ca

## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Application Data Sheet  
Attachment 2: Site Plan

Attachment 3: North Elevation  
Attachment 4: South Elevation  
Attachment 5: East Elevation  
Attachment 6: West Elevation  
Attachment 7: Zoning

## Attachment 1: 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: PLAN D97 LOTS 1 TO 6 AND LANE CLOSED AND RP 63R3064 PARTS 1 3 AND 4 RP 66R19941 PART 1 \*\*GRID S2708

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, (285 one-bedroom ,180 two-bedroom) and retail uses at grade, with 373 parking spaces in 6 levels of parking below grade

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Wallman Architects Inc.		Wallman Architects Inc.	Lifegreat Developments Ltd.

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	2840	Height:	Storeys:	44
Frontage (m):	36.44		Metres:	130.14
Depth (m):	78.01			
Total Ground Floor Area (sq. m):	1830			Total
Total Residential GFA (sq. m):	36360		Parking Spaces:	373
Total Non-Residential GFA (sq. m):	1037		Loading Docks:	2
Total GFA (sq. m):	37397			
Lot Coverage Ratio (%):	64			
Floor Space Index:	13.17			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	285
2 Bedroom:	180
3 + Bedroom:	0
Total Units:	465

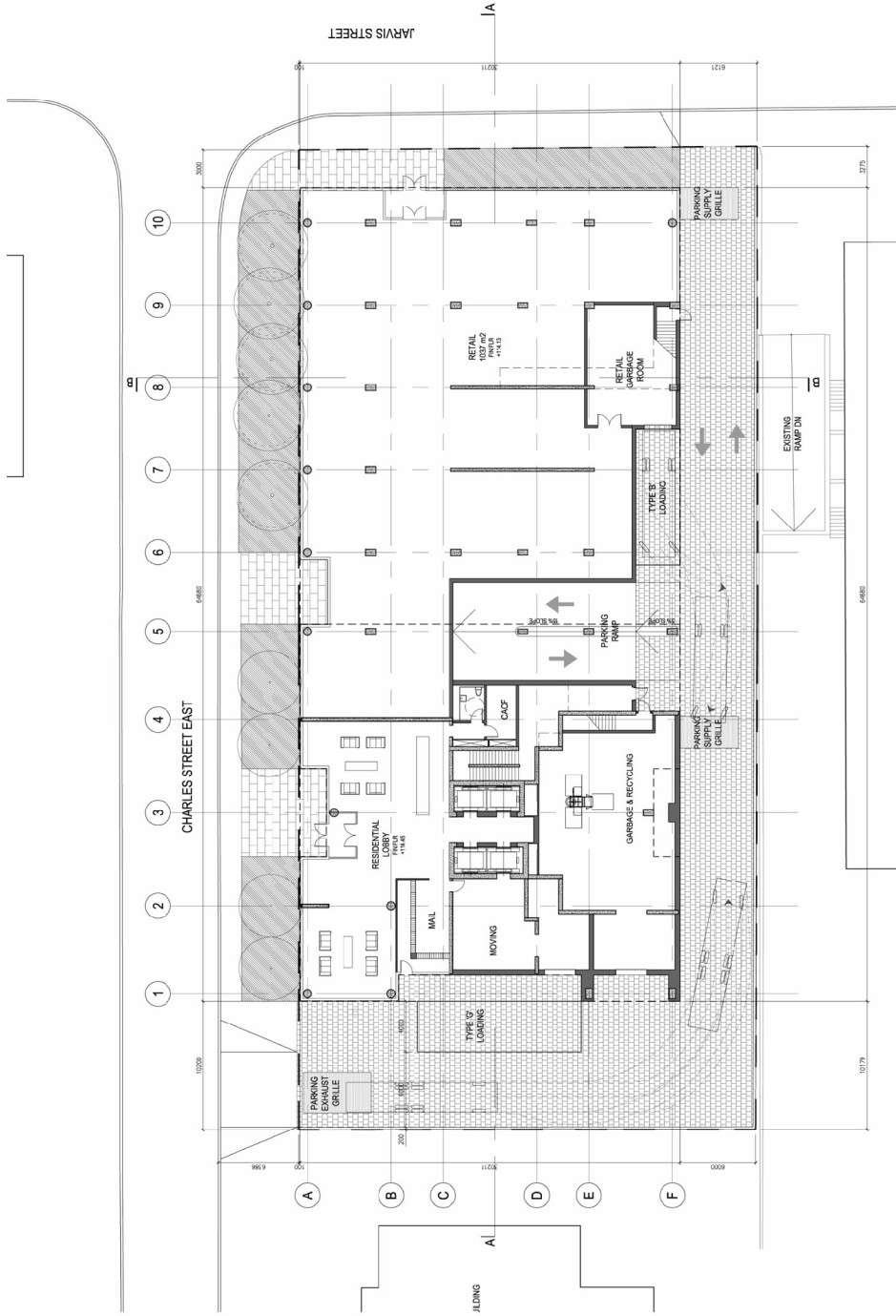
### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	36360	0
Retail GFA (sq. m):	1037	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>	Al Resozki, Senior Planner, <a href="mailto:arezosk@toronto.ca">arezosk@toronto.ca</a>
	<b>TELEPHONE:</b>	(416) 392-0481



## Attachment 2: Site Plan



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

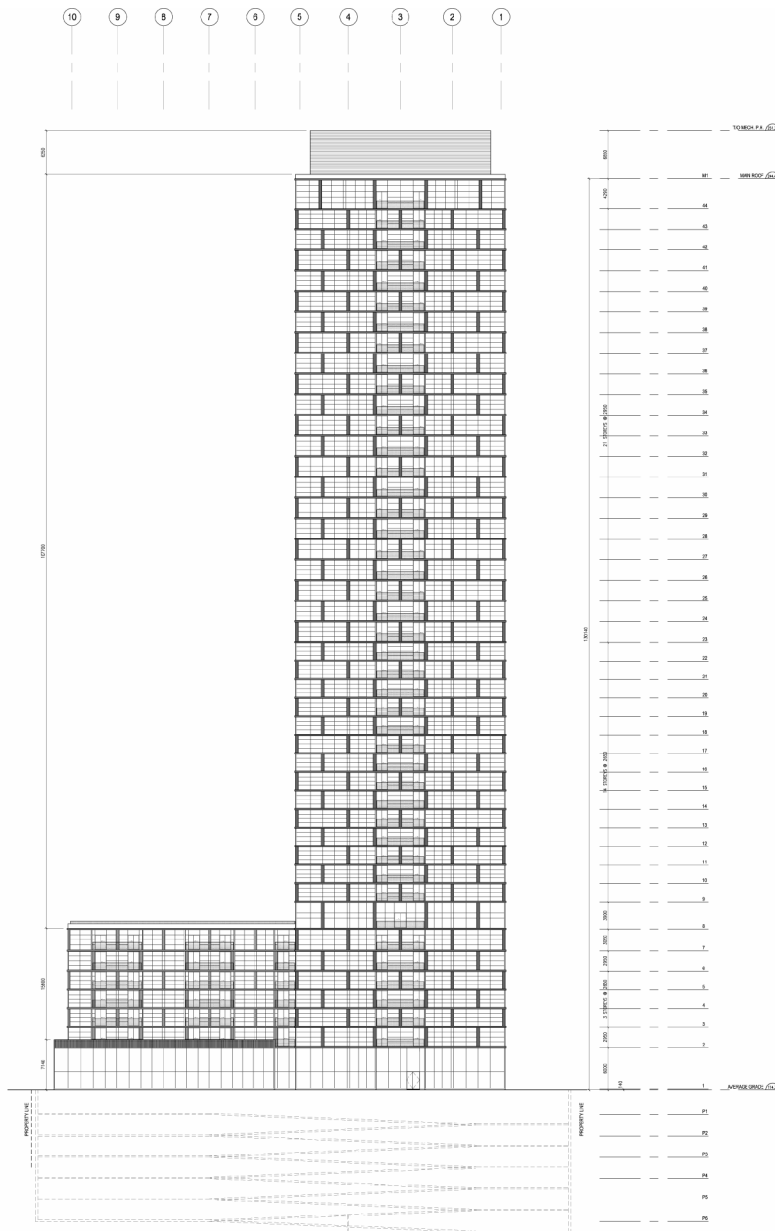
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**Ground Floor Plan**  
Applicant's Submitted Drawing

Not to Scale  
03/12/08



### Attachment 3: North Elevation



### North Elevation

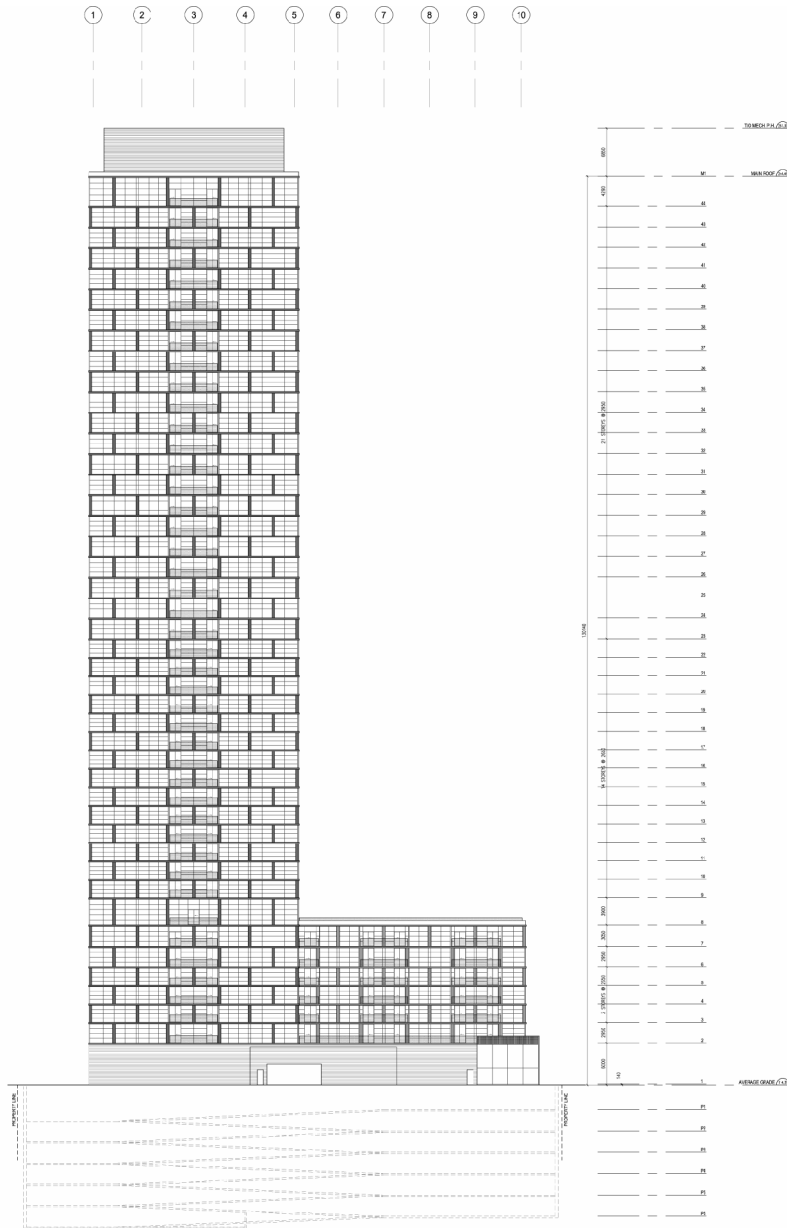
Applicant's Submitted Drawing

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

File # 08\_111493

## Attachment 4: South Elevation



### South Elevation

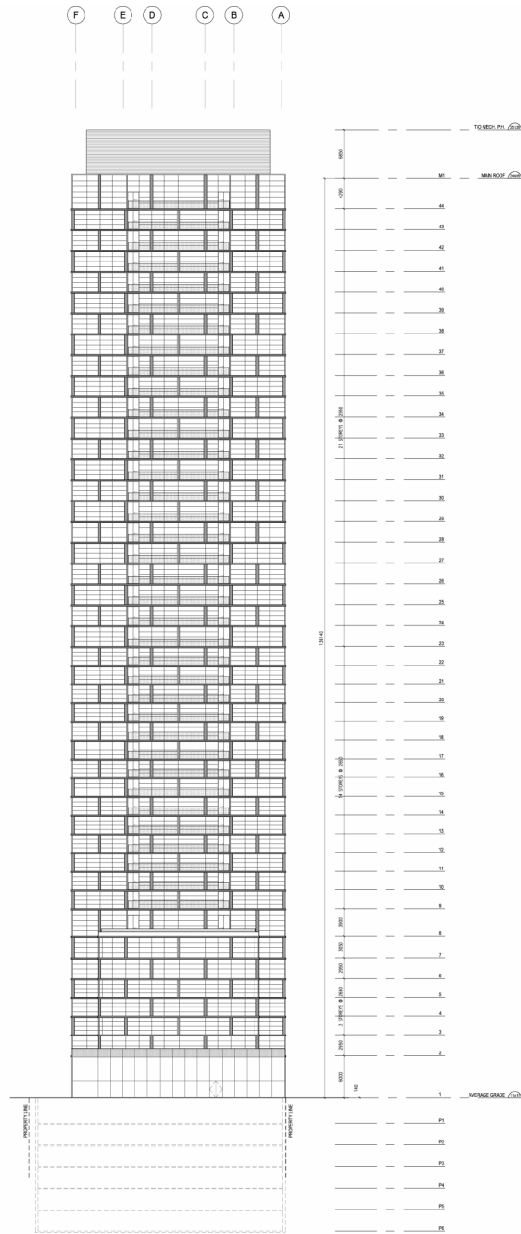
Applicant's Submitted Drawing

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

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## Attachment 5: East Elevation



### East Elevation

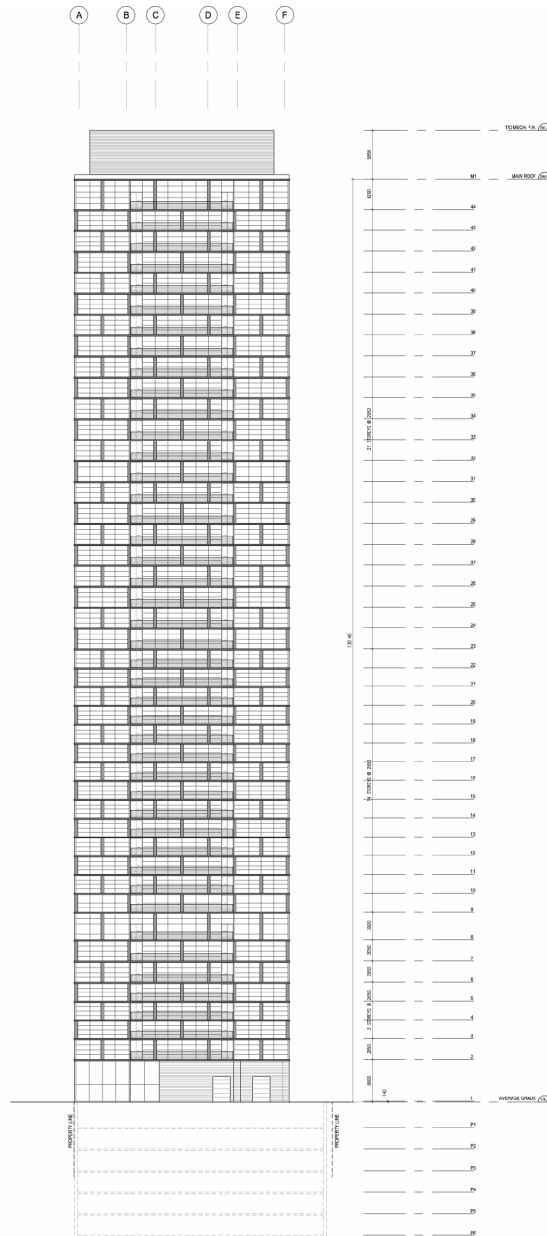
Applicant's Submitted Drawing

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

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## Attachment 6: West Elevation



### West Elevation

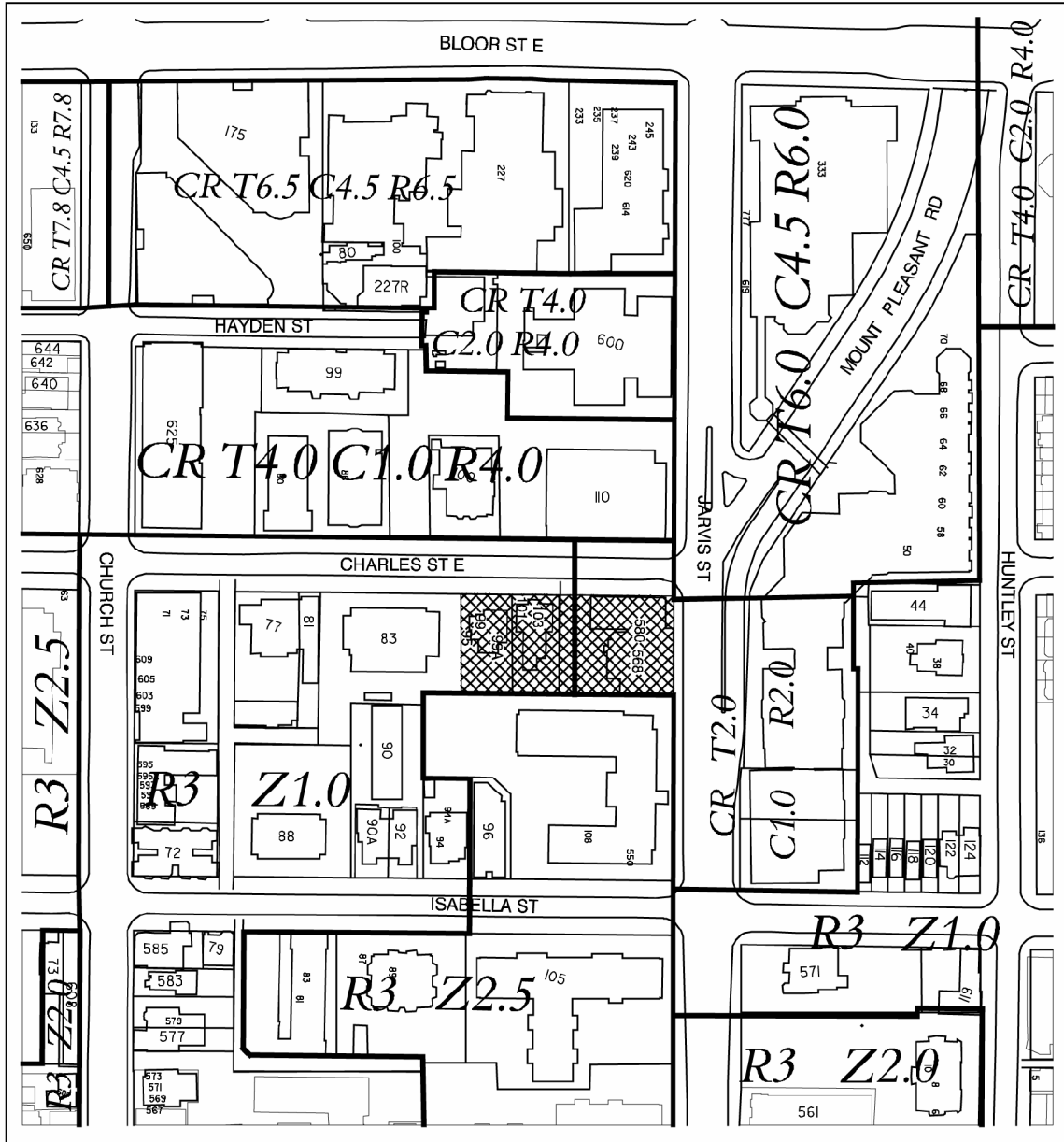
Applicant's Submitted Drawing

Not to Scale  
03/12/08

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

File # 08\_111493

Attachment 7: Zoning



**TORONTO** City Planning  
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