

**245-251 College Street, and 39 and 40 Glasgow Street –
– Zoning Amendment Application– Status Report**

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| Date: | October 6, 2011 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 20 – Trinity-Spadina |
| Reference Number: | 10-239490 STE 20 OZ |

SUMMARY

The purpose of this report is to provide Community Council with an update on the status of the application, the applicant's revisions to the proposal, and next steps.

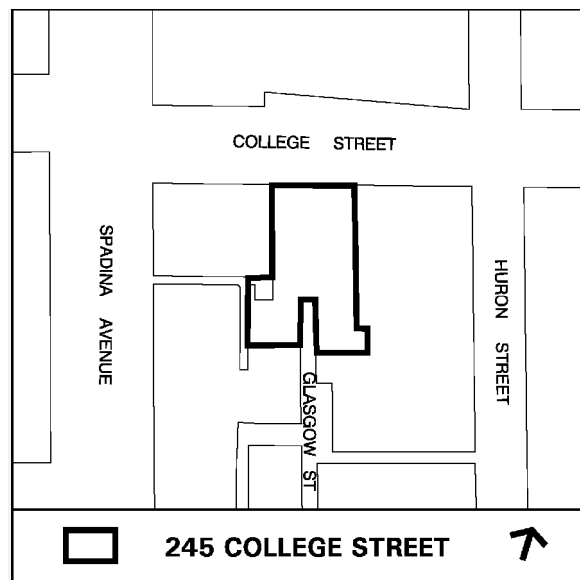
The applicant has revised their proposal from the original 42-storey academic residence. The applicant is now proposing a 24-storey academic residence, having a total height of approximately 80 metres with a total gross floor area of 26,270 m², and a density of approximately 12 times the lot area. No parking is proposed as part of this application.

Planning Staff recommend that a community consultation meeting be scheduled, in consultation with the Ward Councillor to present the revised proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the application at 245-251 College Street, and 39 and 40 Glasgow 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

On March 22, 2011, A Preliminary Report dated December 13, 2010 from the Director, Toronto and East York District was before Toronto and East York Community Council. That report dealt with a proposal to construct a privately owned and operated, 42-storey academic residence that would contain 375 dormitory rooms, with an anticipated total of 1,303 student beds, at the subject site. The proposed building would have been comprised of a 3-storey podium and a 39-storey tower above. The overall height of the building, including mechanical penthouse, was proposed to be 137.55 metres. The applicant's proposal would have had a total gross floor area of 40,935m² and a density of 18.8 times the lot area. Four hundred and fifty bicycle parking spaces were proposed, with no vehicular parking spaces provided.

The recommendations within that report requested that Council authorize staff to hold a community consultation meeting. A Community Consultation meeting was not scheduled as the applicant indicated that they were planning to revise their proposal and requested that the meeting be deferred until such time as a revised proposal was submitted to Planning Staff.

PROPOSAL

The applicant submitted a revised proposal to Planning Staff on September 27, 2011. The applicant's revised proposal consists of a 24-storey academic residence with 230 dwelling units which would contain approximately 759 beds. The proposed development would have an overall building height of approximately 80 metres, a total gross floor area of 26,270m², and density of approximately 12 times the lot area. The non-residential gross floor area has been decreased within the podium to 1,738m² from the originally proposed 2,315m². The applicant's original proposal contained office uses on the third floor, but due to the reduction in building height, the applicant has now eliminated the offices on this floor and replaced with residential uses. The applicant proposes to provide 331 bicycle parking spaces, and continues to propose no vehicular parking.

COMMENTS

The December 13, 2010 Preliminary Report from the Director, Toronto and East York District identified a number of issues with the original proposal; in particular the proposed building height and density, were significant. The report also identified that Planning staff will work with the applicant, the community and the Ward Councillor towards an acceptable application. The December 13, 2010 report concluded that should

the applicant fail to address these issues through a revised proposal, planning staff would recommend refusal of the application.

Two small working group sessions were held with representatives selected by the Ward Councillor, one session took place in April, and a second in July. At those meetings, members of the working group expressed concerns with the building height, massing, and impact on the adjacent neighbourhood.

The applicant has incorporated a number of the working group's comments into their revised application. Further work on the proposal is required to fully address the Planning staff comments contained within the Preliminary Report dated December 13, 2010 including building height and overall density, as well as the proposal's relationship to the residential neighbourhood to the south, which continue to be issues despite the revisions to the project. Staff and the applicant will continue to work towards a resolution of the issues identified in that report.

Planning staff are recommending that a Community Consultation meeting be scheduled for 2011. At the time of writing of this report, a tentative date of December 5, 2011 is being considered for the Community Consultation meeting.

CONTACT

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SIGNATURE

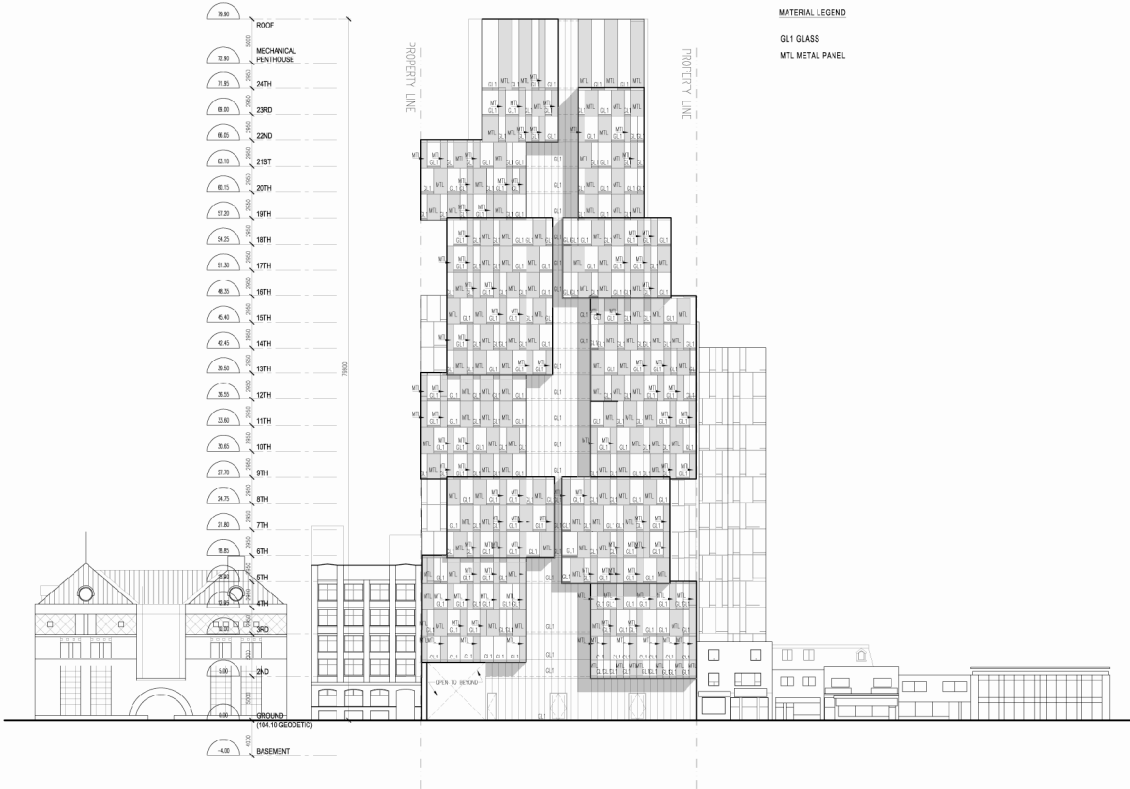
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Revised North Elevation
Attachment 2: Revised South Elevation
Attachment 3: Revised East Elevation
Attachment 4: Revised West Elevation

Attachment 1: Revised North Elevation



North Elevation

North Elevation

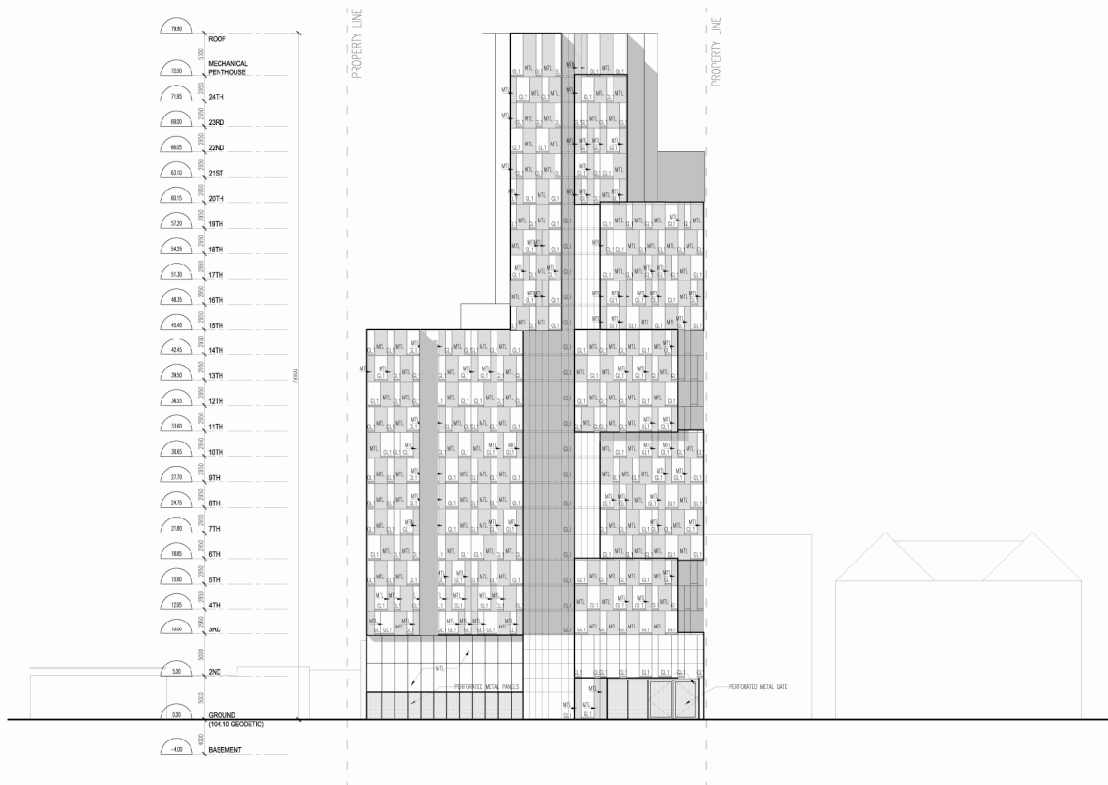
Applicant's Submitted Drawing

Not to Scale
10/03/2011

**245 - 251 College Street
39 and 40 Glasgow Street**

File # 10_239490

Attachment 2: Revised South Elevation



South Elevation

South Elevation

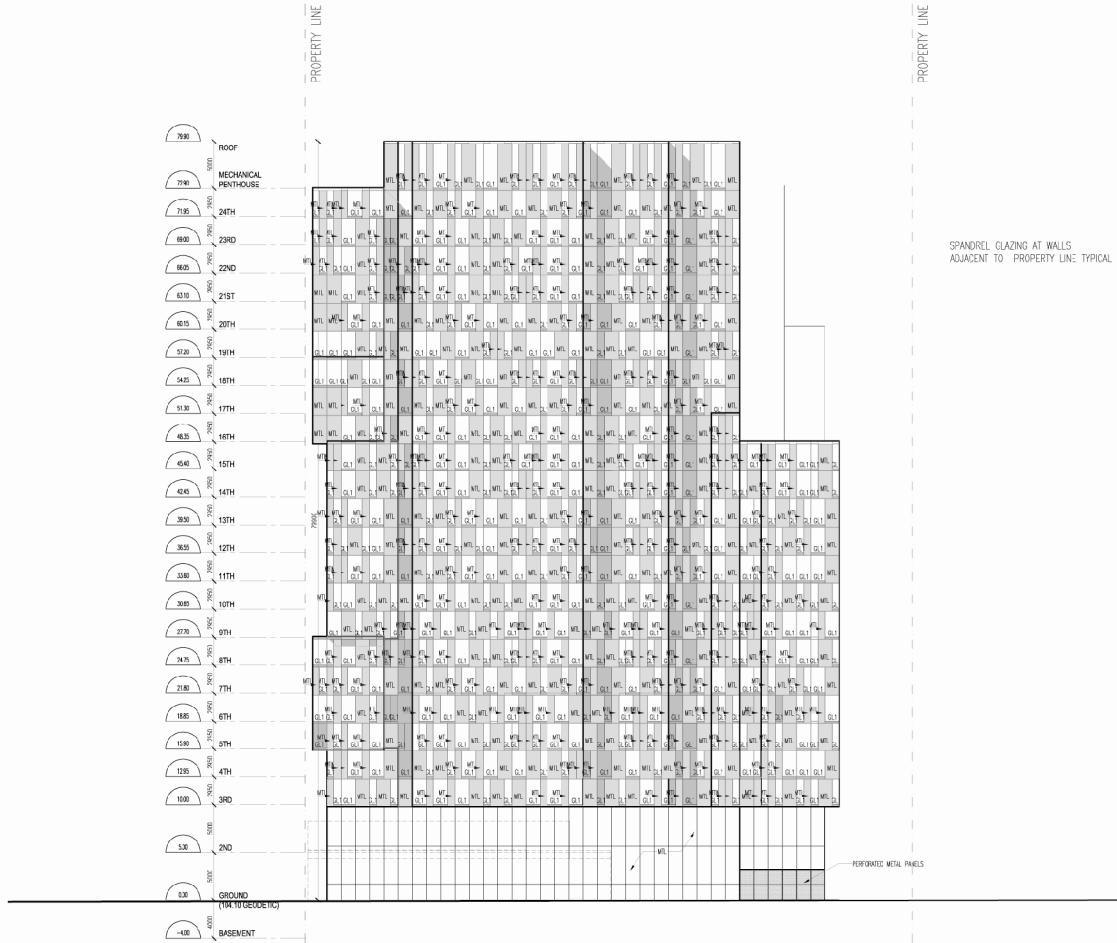
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Attachment 3: Revised East Elevation



East Elevation

East Elevation

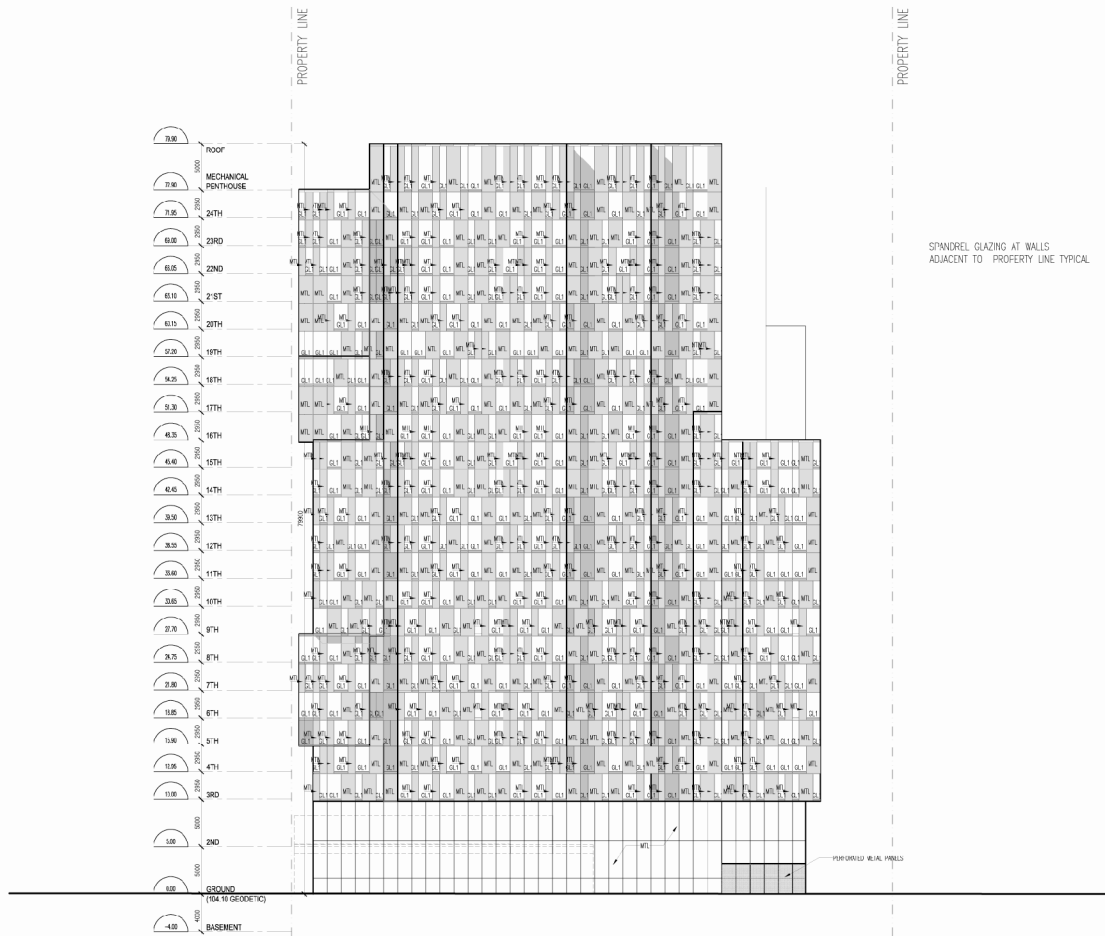
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Attachment 4: Revised West Elevation



West Elevation

West Elevation

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