

200 Dundas St East, 241-251 Jarvis Street and 280 George Street - Zoning Amendment Application - Preliminary Report

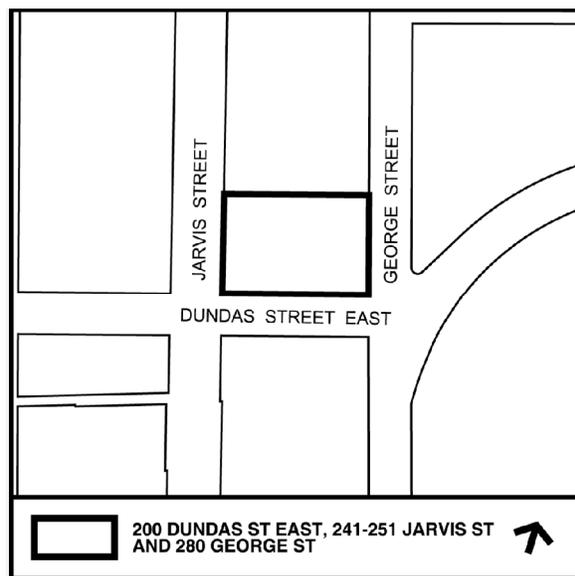
Date:	November 10, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 295873 STE 27 OZ

SUMMARY

This application proposes to rezone the subject lands to permit the development of a new mixed use building comprised of two towers (48 storeys on the west side and 35 storeys on the east) atop a podium ranging in height from 2 to 10 storeys, with grade related retail and office, 693 residential units above and 352 parking spaces in a below-grade parking structure at 200 Dundas Street East, 241-251 Jarvis Street and 280 George Street.

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

Next steps include a community consultation meeting which will be scheduled for February 2012. A final report is targeted for the third quarter of 2012. Target dates assume 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 200 Dundas Street East, 241-255 Jarvis Street and 280 George 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

At its meeting on July 6, 2010 City Council directed staff to conduct a full local area review for the lands designated in the Official Plan as *Mixed Use Areas* fronting on Dundas Street East between George Street and Sherbourne Street and *Mixed Use Areas* and *Neighbourhoods* on Sherbourne Street between Dundas Street East and Shuter Street. The intent of the study was to examine the possibility of permitting higher density residential development in that area. In approving the preliminary report for the Downtown East Planning Study, City Council at its meeting of November 29, 2011, approved the following recommendations:

1. Expand the boundaries of the study to include Carlton Street as the northern boundary, Jarvis Street as the western boundary and Queen Street East as the southern boundary;
2. Upon adoption of *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*, direct City Planning to report back to Council seeking authority to initiate a Heritage Conservation District (HCD) Study under section 40. (1) of the *Ontario Heritage Act* for the area described in this report and to be paid for through the provision of Section 37 funds;
3. Direct staff to report to council upon completion of the HCD Study to report on conclusions and recommendations for next steps, including appropriate zoning, and Official Plan amendments required for the implementation of a revitalization strategy for the area of the study, as per Section 40 of the *Ontario Heritage Act*;
4. Request that City Planning Staff to bring forward by the fourth quarter of 2012 a Final Report and recommendations for the implementation of a revitalization strategy for the Study Area;

5. City Council direct City Planning staff to continue community consultation as part of the study process in co-ordination with the local councillor, including the formation of a George Street Working Group; and
6. City Council direct that an interdivisional working group be formed comprised of all necessary City divisions and agencies in consultation with the local councillor.

Pre-Application Consultation

Two pre-application consultation meetings on May 31, 2011 and October 13, 2011 were held with the applicant to discuss complete application submission requirements and the proposed built form. On both occasions the applicant was advised that the application could not be supported in its current form. Staff indicated concern with the overall height of the project, the relationship with and transition to the adjacent *Neighbourhoods Area*, and the type of units being proposed for the student residence component.

ISSUE BACKGROUND

Proposal

The applicant is proposing two point towers (48 and 35-storeys) on a podium that varies from 2 to 10-storeys with retail at grade and commercial office space on the upper floors of the podium. The total Gross Floor Area (GFA) of the proposed development is 61,500 m² (57,905 m² residential, 920 m² retail and 2,675 m² office) which translate to a Floor Space Index (density) of 19.08 times the lot area. The applicant is proposing a total of 693 residential units (35 studios, 450 1-bedroom, 139 2-bedroom and 69 3-bedroom) and 352 parking spaces (352 private cars, 15 zip car) accessed from a private laneway at the north end of the site between Jarvis Street and George Street. The applicant is also proposing that 701 bicycle parking spaces be provided. The applicant is further proposing that some of the units be purpose built student rental housing.

The floor plate of the west tower varies from 713 m² at the base to 397 m² at the apex, while the east tower varies from 565 m² to 209 m² at the apex. A total of 1,230 m² of outdoor amenity space is proposed spread out between the third, fifth, eighth and eleventh floors, and a total of 565 m² of indoor amenity space is proposed on the eleventh floor. The two towers have a separation distance of 20 m, and are setback from the rear property line by 10.3 m. The buildings step back from the podium by 3 m on all sides except Jarvis Street where the west tower steps back by 5.7 m. Further step backs are proposed for the west tower at the forty-fifth, forty-sixth and forty-seventh storey, while steps are proposed for the east tower at the fifteenth, twentieth, and thirty-first to thirty-fourth storeys.

Site and Surrounding Area

The subject site is located at the northeast corner of Jarvis Street and Dundas Street East. The site is rectangular in shape with a frontage of 46.86 m and a depth of 68.33 m, with a total area of 3,223 m². A 9-storey hotel is currently on the site with retail uses at grade.

North: To the immediate north of the site is the Jenny Green Co-op (5-storeys), the Jarvis-George Co-op (10 storeys) and the former courthouse building. To the north-east of the property is a *Neighbourhoods* designated area within the Official Plan, comprised primarily of rooming houses single storey houses and apartments on George Street and Pembroke Street. Both streets possess a significant heritage building inventory. Seaton House is also located on George Street.

East: To the east of the development site are commercial uses fronting onto Dundas Street East, with the most prominent being Filmores Hotel.

South: To the immediate south of the site is low-rise commercial. Further south is the Grand Hotel (14-storeys) and low-rise residential uses. To the south-east is Ecole Gabrielle-Roy;

West: To the west of the site is Jarvis Street, beyond which is the former Sears Canada Building (9-storeys) being redeveloped for office uses by the Ontario Government. Directly to the south of the Sears Building is a surface level parking lot owned by the Ontario Realty Corporation. To the south-west of the site is a vacant and fenced lot that City Council has approved for a 42-storey residential condominium (PACE Condominium, 11 144529 STE 27 OZ). Further south is a residential condominium building at 192 Jarvis Street (14-storeys).

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

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated "Mixed Use Areas" on Map 18 – Land Use Plan in the 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; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. (www.toronto.ca/planning/official_plan/introduction.htm).

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

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. In this case, the rights-of-way for Jarvis Street and Dundas Street East are 23 metres and 20 metres wide respectively and as such, the proposed building at 151.85 metres in height is considered a tall building. The Design Criteria provide policy recommendations for tall buildings on issues of building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations, sustainable design and transition. This document will be used to assess the proposed building.

The City’s “Design Criteria for Review of Tall Building Proposals” can be found on the City’s website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Zoning

The property is zoned CR in the City of Toronto By-law 438-86. This zoning permits a wide variety of residential, retail and commercial uses, with the exception of automobile related uses. A maximum of 2.5 times coverage is permitted with a maximum height of 18.0 m.

Site Plan Control

The proposed development will be subject to site plan control. A site plan control application has not been submitted to date.

Reasons for the Application

Although the uses are permitted by the zoning by-law, the applicant is seeking an amendment to the zoning by-law to permit the desired height and density which currently exceeds the permitted limits by 139 m and 17 times coverage respectively. The applicant is also seeking relief from the zoning by-law as it applies to the parking requirements and other standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rational Report, Pedestrian Level Wind Study, Sun/Shadow Study, Community Services and Facilities Study, Municipal Servicing Report, Storm Water Management Report, and a Transportation Impact and Study.

Staff are currently reviewing the application for completeness but have determined that the pedestrian level wind study and sun/shadow study submitted are not acceptable. A notice of incomplete application was issued on November 30, 2011.

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.

Issues to be Resolved

The preliminary issues identified below with the proposal and in particular the proposed building heights and density are significant. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

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 and adjacency issues with *Neighbourhoods* designated areas;
3. concern that the project currently constitutes overdevelopment of the site, as the towers should be scaled in such a way that transitions more effectively to the *Neighbourhood Area*.
4. 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. 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, the public realm, and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
5. assessment of the proposed landscaped open space;
 6. adequacy of the proposed development's indoor and outdoor amenity space;
 7. mix of unit sizes, provision of family-sized units and the appropriateness of the proposed Ryerson Student Housing units;
 8. sustainability approach including compliance with the TGS;
 9. the provision of spaces for a car-sharing facility, traffic and neighbourhood parking impacts;
 10. the provision of continuous weather protection along the podium;
 11. assessment of the public art contribution; and
 12. identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

CONTACT

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SIGNATURE

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

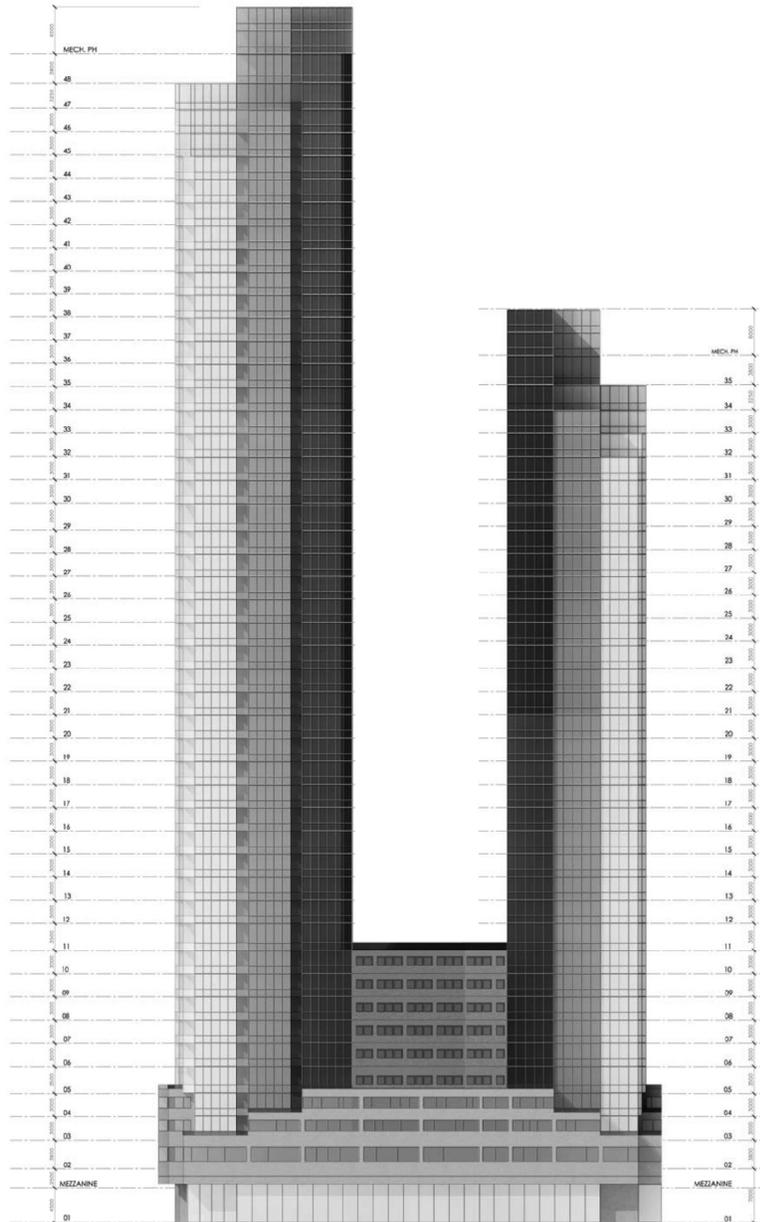
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: West Elevation

- Attachment 4: East Elevation
- Attachment 5: North Elevation
- Attachment 6: Zoning
- Attachment 7: Application Data Sheet

Attachment 2: South Elevation



South Elevation

Elevations

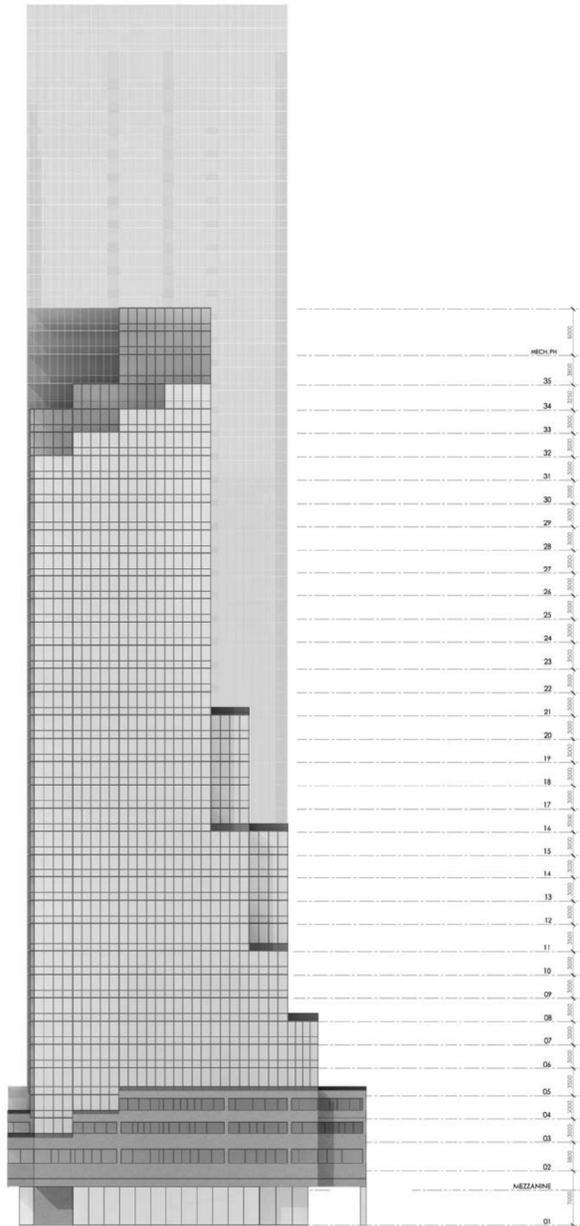
Applicant's Submitted Drawing

Not to Scale
11/14/2011

200 Dundas Street East, 241-251 Jarvis Street
and 280 George Street

File # 11 295873 0Z

Attachment 3: West Elevation



West Elevation

Elevations

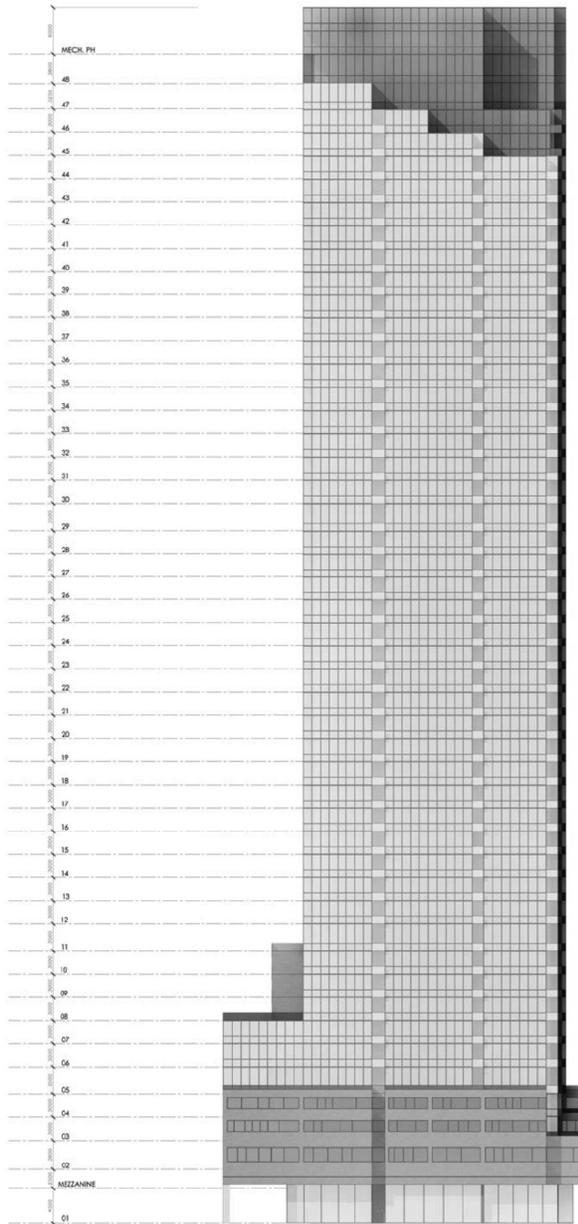
Applicant's Submitted Drawing

Not to Scale
11/14/2011

200 Dundas Street East, 241-251 Jarvis Street
and 280 George Street

File # 11 295873 0Z

Attachment 4: East Elevation



East Elevation

Elevations

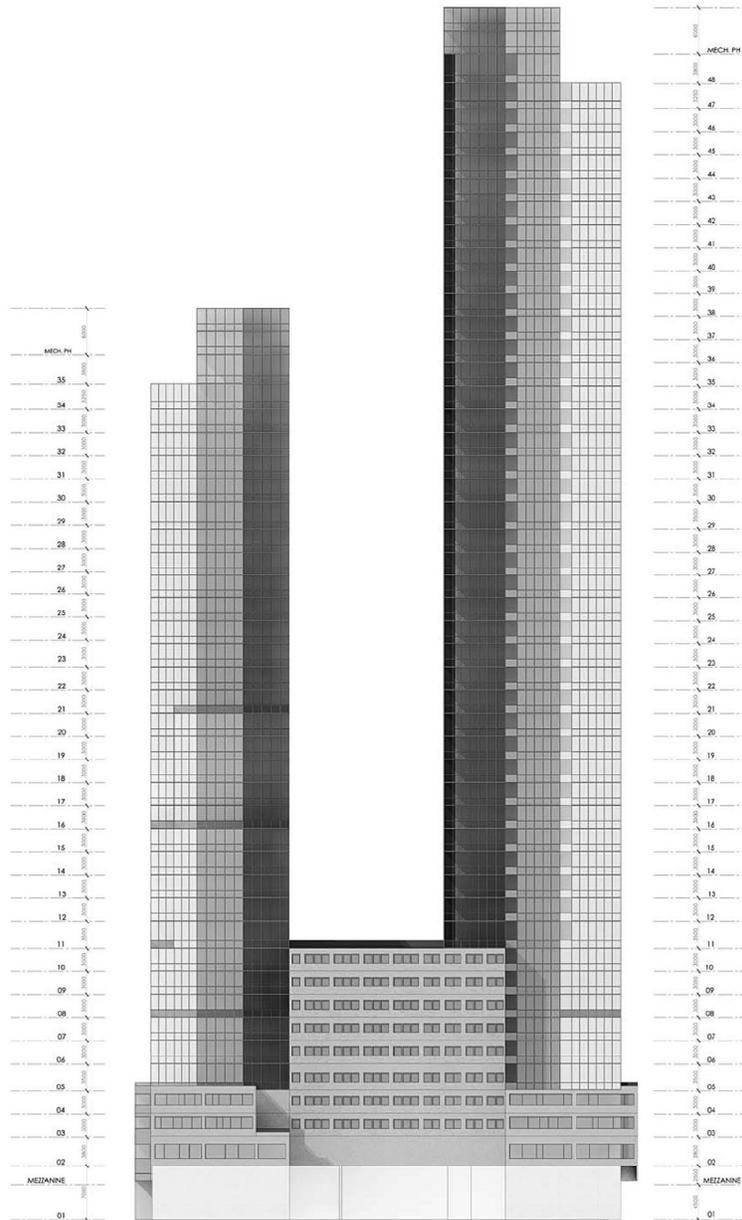
Applicant's Submitted Drawing

Not to Scale
11/14/2011

200 Dundas Street East, 241-251 Jarvis Street
and 280 George Street

File # 11 295873 0Z

Attachment 5: North Elevation



North Elevation

Elevations

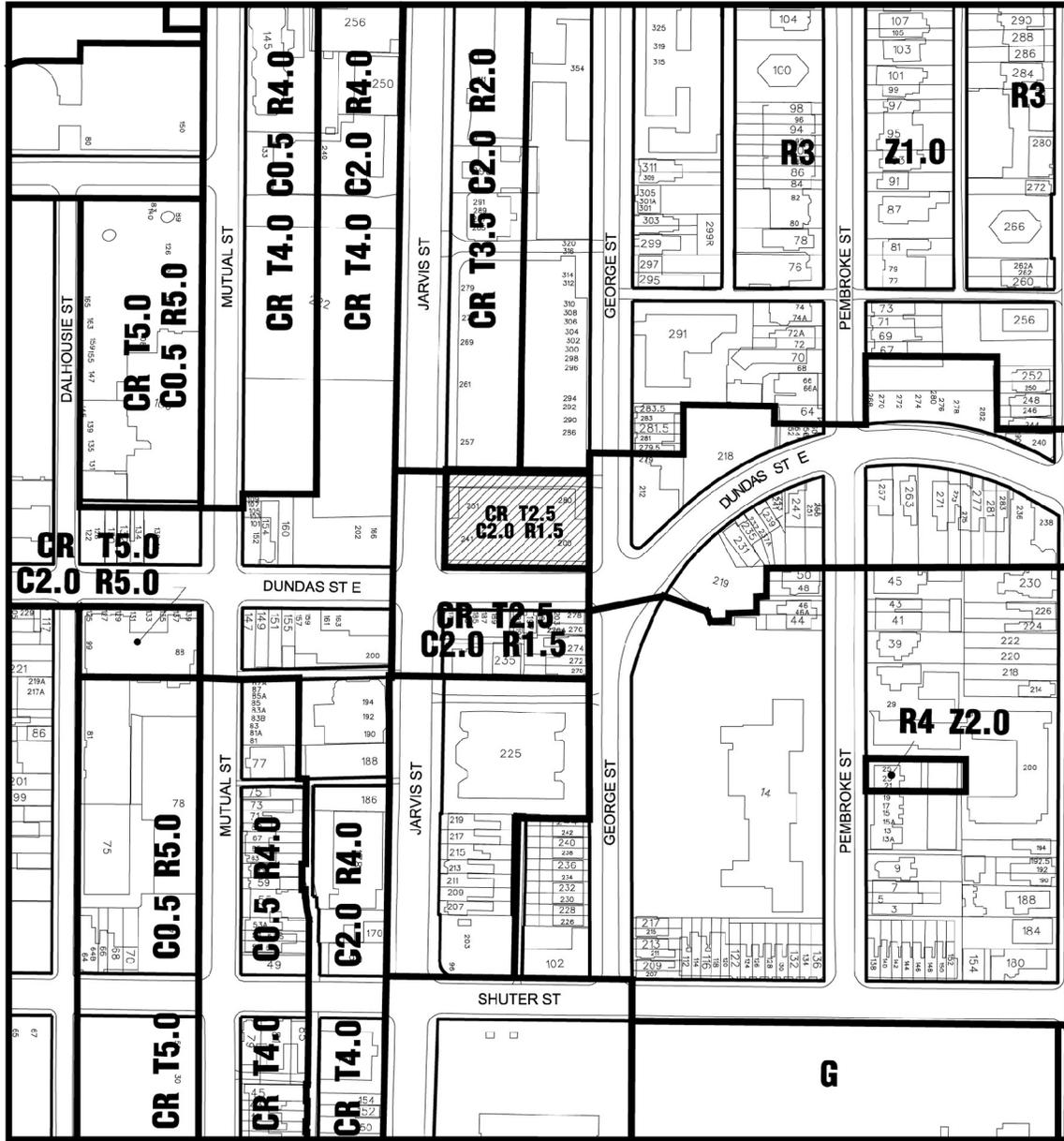
Applicant's Submitted Drawing

Not to Scale
11/14/2011

200 Dundas Street East, 241-251 Jarvis Street
and 280 George Street

File # 11 295873 0Z

Attachment 6: Zoning



TORONTO City Planning
Zoning

200 Dundas Street East, 241-251 Jarvis Street
and 280 George Street
File # 11 295873 0Z

- G Parks District
- R3 Residential District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 11/15/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 295873 STE 27 OZ
Details	Rezoning, Standard	Application Date:	October 20, 2011
Municipal Address:	200 DUNDAS STREET EAST, 241-251 JARVIS STREET AND 280 GEORGE STREET		
Location Description:	PL 240E PT LTS 1 TO 11 PL 10A PT LTS 15 & 16 << ENTRANCE ADDRESS FOR 241 JARVIS ST **GRID S2712		
Project Description:	Rezoning application to permit the redevelopment of the lands for a new mixed use building comprised of two towers 48 and 35-storeys respectively on a podium ranging in height from 2 to 10-storeys complete with grade related retail and office, 693 residential units above and 352 parking spaces in a below grade parking structure ;		

Applicant:	Agent:	Architect:	Owner:
Bousfields, Inc. 300 Church St., Ste 300 Toronto, ON, M5E 1M2	Aird and Berlis 181 Bay St., Ste 1800 Toronto, ON, M5J 2T9	Page + Steel 95 St. Clair Ave. W, Ste. 200 Toronto, ON, M4V 1N6	1293446 Ontario Inc. 3100 Steeles Ave. E, Ste. 601 Markham, ON, L3R 8T3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: N
Zoning:	CRT 2.5 C2.0 R1.5	Historical Status: N
Height Limit (m):	18	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3223	Height:	Storeys:	48
Frontage (m):	47		Metres:	151.85
Depth (m):	68			
Total Ground Floor Area (sq. m):	1975			Total
Total Residential GFA (sq. m):	57905		Parking Spaces:	352
Total Non-Residential GFA (sq. m):	3595		Loading Docks	4
Total GFA (sq. m):	61500			
Lot Coverage Ratio (%):	61.3			
Floor Space Index:	19			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	35 (5%)
1 Bedroom:	450 (65%)
2 Bedroom:	139 (20%)
3 + Bedroom:	69 (10%)
Total Units:	693

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	57905	0	0
Retail GFA (sq. m):	920	0	0
Office GFA (sq. m):	2675	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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	EMAIL:	gcescat@toronto.ca