

280-290 Jarvis Street, 102-110 Gerrard Street and 189-193 Mutual Street - Official Plan Amendment and Zoning Amendment Application and Rental Housing Demolition and Conversion Application – Refusal Report

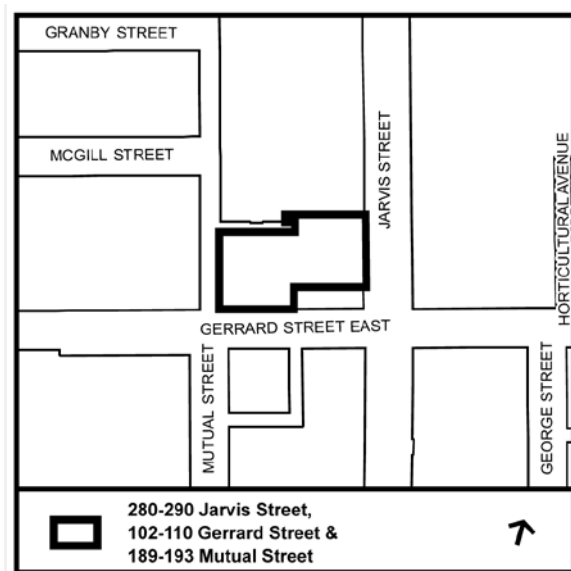
Date:	April 3, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	16 271639 STE 27 OZ and 16 271650 STE 27 RH

SUMMARY

This application proposes the construction of a 25-storey building and adjoining 10-storey building both connected by a 3-storey base building at 280-290 Jarvis Street, 102-110 Gerrard Street and 189-193 Mutual Street. The development consists of 306 residential units including 8 rental replacement units, 1,774 square metres office space and 1,382 square metres of retail space. Three levels of underground parking are proposed. The heritage buildings on site are proposed to be moved and incorporated into the design of the new development. 189-193 Mutual Street are designated under Part IV of the Ontario Heritage Act whereas 280 and 290 Jarvis Street are listed on the City's Heritage Register.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been to permit the demolition of existing rental dwelling units located on the lands.

The proposal represents over-development of the site and would have a negative impact on a significant heritage resource, Allan Gardens,



which is a significant cultural heritage landscape that is also designated under Part IV of the Ontario Heritage Act. The proposal would also have negative impacts on the nearby low density neighbourhood. The proposal to re-designate *Neighbourhoods* lands does not achieve the Official Plan's objective of protecting and reinforcing the character of *Neighbourhoods*. Approving this development would undermine the objectives of applicable Official Plan policies.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application for Official Plan Amendment and Zoning By-law Amendment for the properties at 280-290 Jarvis Street, 102-110 Gerrard Street and 189-193 Mutual Street.
2. City Council authorize the City Solicitor, in the event the application is appealed to the Ontario Municipal Board, to support the position that the development should not be approved without the provision of appropriate Section 37 community benefits.
3. City Council defer making a decision on Application No. 16 271650 STE 27 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act to demolish the existing rental dwelling units at 288-290 Jarvis Street and 189-193 Mutual Street until such time as Zoning By-law and Official Plan amendment applications have been approved for the subject lands.
4. City Council authorize City Planning in consultation with the Ward Councillor, to secure appropriate services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner, should the application be appealed and approved in some form by the Ontario Municipal Board.
5. City Council authorize the City Solicitor, in the event the application is approved, to enter into an agreement to secure replacements of the rental units on the property in any redevelopment of the lands.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Pre-application meeting was held with the applicant on October 24, 2016, to discuss complete application submission requirements. The applicants were advised that the proposal could not be supported by staff. The proposal presented is not significantly different from the current proposal filed for a 25-storey building connected to a 10-storey building.

ISSUE BACKGROUND

Proposal

The proposal is for a 25-storey building (80.15 m excluding mechanical penthouse) and adjoining 10-storey building with a 3-storey podium. The proposed total gross floor area is 26,813 m² constituting 23,675 m² residential, 1,774 m² office space and 1,382 m² retail space. The development proposes 306 residential units which includes 8 rental replacement units. Three levels of underground parking are proposed. The heritage buildings on site are proposed to be re-located on site and incorporated into the design of the new development.

The base building which incorporates the relocated row houses would have a 3-storey profile along all public frontages on Jarvis Street, Gerrard Street and Mutual Street. The main entrance for the residential building would be located off Mutual Street, recessed 10 meters from the property line to create an entry court. The entrance for the retail space and offices would be located off Jarvis street, recessed approximately 8 metres from the property line. Retail units along the Gerrard Street frontage would have direct entrances from the street.

Proposed on the ground floor are retail spaces, the first floor of the three townhouse units fronting Mutual Street, bicycle storage, underground parking access, retail space and office lobby. On the second floor would be 886.5 square metres of office space and associated 68 square metre terrace, 8 rental units and the second floor of the Mutual Street townhouses. The third floor would be comprised of additional office space (702 square metres), green roof, a terrace and the top floor of the Mutual Street townhouses. Outdoor amenity space for the development and a green roof are proposed on the roof of the midrise building on the 11th floor. Additional indoor amenity space is incorporated within the tower on the 11th floor.

The proposed 25-storey tower element has an approximate average floor plate of 750 square metres from the 11th floor. The tower is setback 7 metres from the north property line, 20 metres from the mid-point of the Mutual Street right-of-way, and 13 metres from the mid-point of the Gerrard Street East right-of-way.

Vehicular access to the site is proposed off Mutual Street the along the northern property line adjacent to the existing public lane. The proposal would utilize the laneway by expanding its width from 3.5 metres to 6 metres. Two full levels and a partial underground parking garage are proposed for this development. A total of 106 parking spaces are proposed; 69 residential and the remaining 37 for visitor, office and retail uses. A total of 313 bicycle parking spaces are proposed.

Site and Surrounding Area

The site is located in the McGill-Granby neighbourhood, irregular in shape, approximately 3,388 m², with frontage on three public streets; 40 m on Gerrard Street East, 40m on Jarvis Street and 44 m on Mutual Street. The topography of the site is generally flat.

There are four existing buildings on the site including three heritage properties. Fronting Jarvis Street are the two heritage buildings, 280 and 290 Jarvis. The remaining two buildings have frontage on Mutual Street and Gerrard. To the north of the site is the McGill-Granby Neighbourhood.

The subject site includes the following properties:

Address	Description	Heritage Register	Use
189 Mutual Street	Two-and-a half storey row house known as the John W. Hare House	Designated (By-law No. 1294-2015)	1 vacant rental dwelling unit, 1 additional dwelling unit with tenure to be confirmed
191 Mutual Street	Two-and-a-half - storey row house known as the Samuel G. Watson House	Designated (By-law No. 1294-2015)	1 vacant rental dwelling unit, 1 additional dwelling unit with tenure to be confirmed
193 Mutual Street	Two-and-a-half - storey row house known as the Mary A. Strutt House	Designated (By-law No. 1294-2015)	1 vacant rental dwelling unit, 1 additional dwelling unit with tenure to be confirmed
110-102 Gerrard Street	1-storey commercial building		auto repair centre and associated surface parking and a fast food restaurant
280 Jarvis Street	Two-and-a-half - storey semidetached house (Both halves of this semi-detached house are consolidated under this property address).	Listed (1973)	1 rental dwelling unit (vacant) and 1 office
288 Jarvis Street	Two-and-a-half - storey semi-detached house	Listed (1973)	5 rental dwelling units (vacant)
290 Jarvis Street	Two-and-a-half 3-storey semidetached house	Listed (1973)	

Surrounding Uses:

North: To the north of 189-193 Mutual Street is Gerrard East Mutual Lane. To the north of the lane is a row of 3-storey townhouses fronting Mutual Street. To the north of 290 Jarvis is an 18-storey condominium tower with commercial uses on the first two floors. Beyond that is a 10-storey hotel which is connected to the 18-storey building by an above-grade pedestrian bridge. The hotel is designated under Part IV of the Ontario Heritage Act by By-law 223-88

East: Directly east of the site, at the northeast corner of Jarvis Street and Gerrard Street is Jarvis Street Baptist Church and Toronto Baptist Seminary and College, a 2-storey stucco building. The church building is designated under Part IV of the Ontario Heritage Act by By-law 281-99. The seminary building is also designated under Part IV of the Ontario Heritage Act by By-law 282-99 . North of the seminary buildings is the Allan Gardens Park and Conservatory is also designated under Part IV of the Ontario Heritage Act by By-law 481-86 as amended by By-law 1091-2013. The park also contains other amenities including an off-leash dog area and fenced-in playground.

South: South of 280 Jarvis Street is a 1-storey fast food restaurant at the northwest corner of Jarvis Street and Gerrard Street. South of Gerrard Street are two buildings, a 13-storey residential building with commercial uses at grade and a 4-storey institutional building. Across the intersection at the southeast corner of Jarvis Street and Gerrard Street is a 3-storey hotel building.

West: Directly west of the site, at the northeast corner of Gerrard Street East and Mutual Street is 22-storey mixed-use rental building and a 12-storey condominium building beyond that.

North-West: Immediately to the north, along Mutual Street, is the McGill-Granby neighbourhood which stretches in a north-westerly direction towards Church Street.

Provincial Policy Statement, Provincial Plans and the Planning Act

The *Planning Act* and associated Provincial Policy Statement, 2014 guide development in the Province. Under the *Planning Act*, Section 2 sets out matters of Provincial interest that shall be had regard to. These include:

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing;
- (q) the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians; and
- (r) the promotion of built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;

- (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Provincial Policy Statement is issued under Section 3 of the *Planning Act*. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe. Section 4.2.4 of the Growth Plan reads: "Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as *built-up* areas are intensified."

Official Plan

The subject site is within the Downtown and Central Waterfront as designated on Map 2 of the Official Plan. Growth will not be spread uniformly across the whole of *Downtown*. The site is designated *Mixed Use Areas* and *Neighbourhoods* on land use Map 18 in the Official Plan. The portion of the site which fronts Mutual Street and is occupied by the 3-storey townhouses (north-west corner) is designated *Neighbourhoods*. The remaining lands are designated *Mixed Use Areas*.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use, or mixed-use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; and provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*.

Neighbourhoods are considered physically stable areas, development will: locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate

supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The City's Heritage Policies are found under Section 3.1.5 of the Official Plan. These policies provide direction on the conservation of heritage properties included on the City's Heritage Register, and provide policy direction on development adjacent to heritage properties. Policy 3.1.5.4 states that Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council. Policy 3.1.5.5 states that proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work. Policy 3.1.5.26 states that new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. Policy 3.1.5.29 includes specific direction for the provisions for the relocation of heritage properties.

The City's Housing Policies are found under Section 3.2.1 and encourage the provision of a full range of housing, in terms of form, tenure and affordability. Policy 3.2.1.6 applies to this site and requires that new development resulting in the loss of six or more rental dwelling units with affordable or mid-range rents will not be approved unless the following are secured:

- i. at least the same number, size and type of rental housing dwelling units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- ii. for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- iii. an acceptable tenant relocation and assistance plan addressing the right to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Site and Area Specific Policy 151

This site is subject to Site and Area Specific Policy 151 in the City of Toronto Official Plan, the McGill-Granby area. The policy requires that the McGill Granby Area be conserved and its stability promoted by encouraging the preservation of house-form buildings and their continued use for housing. Development of new housing in *Mixed Use Areas* is encouraged, however, new buildings within the *Mixed Use Areas* will be designed to minimise the extent to which they overlook, overshadow, or block views from existing or committed house-form buildings. Furthermore, new vehicular access routes will be designed so as not to interfere with the use of private open space in adjacent houses.

Official Plan Amendment 82 – Downtown East Planning Study

The site located within the area subject to Official Plan Amendment 82 (OPA 82) – Downtown East Planning Study which was approved by City Council March 31, 2015 and subsequently appealed to the Ontario Municipal Board.

The purpose of OPA 82 is to set the framework for new growth and development in the area while protecting those areas that should remain stable. OPA 82 identifies where Tall Buildings are permitted; the subject site is not identified as a Tall Building site. Future growth in this area is expected to be sensitive to the area's character ensuring that new development further strengthens the area's distinct vibrant character. Generally, heritage resources are to be maintained and improved, the public realm is to be enhanced, and additional height and density are to be located in appropriate locations to mitigate shadowing, wind impact, skyview, separation distance and helicopter flight paths.

TOcore: Planning Downtown

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The new Secondary Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for office, transportation, parks and public realm, community services and facilities, and energy are in development as part of this review, along with a water infrastructure assessment.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and 128 policy directions that will inform the development of the Downtown Secondary Plan. The accompanying staff report also provides updates on the Phase 2 public consultations, population growth projections for Downtown and the status of infrastructure strategies underway that will support the implementation of the new Downtown Secondary Plan. A draft Secondary Plan will be presented to City Council in Q3 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal) which provide the detailed performance standards for portions of buildings above 24 metres in height.

The TOcore website is www.toronto.ca/tocore.

Tall Building Design Guidelines

Policy 1 of Section 5.3.2 - Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas.

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The guidelines look to the development potential and impacts on the entire block as opposed to just individual sites. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary design guidelines. This guideline is available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The subject property fronts Jarvis, Gerrard Street East and Mutual Street. The frontage along Jarvis and Mutual Streets are not identified as high street on Map 1. The High Street Designations were purposefully not placed on this section of Jarvis Street to protect Allan Gardens from adverse shadow impacts. The Gerrard Street East frontage is identified as a High Street with a vision for heights in the 20-35-storey range. Guideline 1.3 further identifies three mitigating factors that take precedence over assigned heights, this being the negative impacts to heritage properties on or adjacent to the site, sunlight on parks and open spaces and negative impacts on views.

Heritage

The development site includes six properties that are included on the City's Heritage Register. The properties at 189-193 Mutual Street are two-and-a-half storey row houses that were designated under Part IV of the Ontario Heritage Act by Toronto City Council by By-law 1294-2015. They include the John W. Hare House at 189 Mutual Street, the Samuel G. Watson House at 191 Mutual Street, and the A. Strutt House at 193 Mutual Street. The buildings were constructed in 1887 and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value.

The development site also includes four two-and half storey semi-detached houses fronting onto Jarvis Street that are listed on the City's Heritage Register. The houses were constructed between 1890 and 1891 and were listed by Toronto City Council on June 20, 1973. The two semidetached houses at the northeast corner of the site are divided into two properties, 288 and 290 Jarvis Street. The two semi-detached house at the northwest corner of the site have been

consolidated into a single address, 280 Jarvis Street. Originally there was a third pair of semi-detached houses that stood between the surviving two. These houses were demolished in 1967. The City of Toronto Official Plan heritage policies define *adjacent* as those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.

There are four properties that are *adjacent* to the development site. North of the development site is the former Frontenac Arms Hotel and later the Essex Park Hotel. This hotel was constructed in 1930 and is designated under Part IV of the Ontario Heritage Act by By-law 223-88. East of the development site across Jarvis Street are 337 Jarvis Street and 130 Gerrard Street East. 130 Gerrard Street East is the Jarvis Street Baptist Church. It was constructed in 1875 and is designated by By-law 281-99. 337 Jarvis Street is the Samuel Platt House. It was constructed in 1850 is one of the oldest surviving buildings on Jarvis Street. It is designated by By-law 282-1999.

North of the Samuel Platt House is 160 Gerrard Street East, Allan Gardens. The first pavilion in Allan Gardens Opened in 1860. The Toronto Horticultural Society deeded their property to the City of Toronto in 1888. It is designated under Part IV of the Ontario Heritage Act by By-law 481-86 as amended by By-law 1091-2013.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental dwelling units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving six or more rental dwelling units where there is a related zoning by-law amendment application require a decision by City Council. Council may refuse an application or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where a zoning by-law amendment application triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

A Rental Housing Demolition and Conversion Application under Section 111 of the *City of Toronto Act* has been submitted to permit the demolition of the rental dwelling units at 288 Jarvis Street and 189-193 Mutual Street. Further information is required to confirm the final number of rental dwelling units on site, see the Rental Housing section below for further information.

Zoning

The site is subject site is zoned Commercial-Residential (CR) and Residential (R) in City-wide Zoning By-law 569-2013 as follows:

- 280-290 Jarvis Street is zoned CR 4.0 (c1.0;r4.0) SS1 (X2454) with a maximum height of 30 metres;
- 102 and 104 Gerrard Street East are zoned CR (c1.0;r4.0) SS1 (X1884) with a maximum height limit of 30 metres;
- 110 Gerrard Street East is zoned CR (c1.0; r4.0) SS1 (X2006), also with a maximum height of 30 metres; and
- 189-193 Mutual Street is zoned R (d1.0)(x82) with a height limit of 12 metres.

The CR permits a range of commercial and residential uses including offices, personal service shops, eating establishments and retail uses. The R zone permits a range of residential uses including dwelling units within apartment and mixed-use buildings as well as detached and semi-detached dwellings, townhouses, duplexes, and fourplexes.

The site is also subject to City of Toronto Zoning By-law 438-86, as amended and is zoned Commercial Residential (CR) and Residential (R3) as follows:

- 280-290 Jarvis Street is zoned CR T4.0 C1.0 R4.0 with a maximum height of 30 metres;
- 102, 104 and 110 Gerrard Street East is zoned CR T4.0 C1.0 R4.0 with a maximum height limit of 30 metres; and
- 189-193 Mutual Street is zoned R2 Z1.0 with a maximum height limit of 12 metres.

Similarly, the CR zone and R3 zone provide a mix of commercial and residential use across the site.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

Reasons for Application

An amendment to the Official Plan is required to re-designate portions of the site from Neighbourhoods to permit the proposed development. A Zoning By-law Amendment is also required to permit the proposed development. Relief to the by-law is required to permit the proposed building height and also to develop appropriate development standards.

A Rental Housing Demolition and Conversion application is required to permit the demolition of at least 8 rental dwelling units per Municipal Code Chapter 667.

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Toronto Green Standards Checklist
- Heritage Impact Statement
- Transportation Impact Study
- Functional Servicing Report
- Geotechnical Report
- Arborist Report
- Public Consultation Strategy
- Energy Efficiency Report
- Housing Issues Report

A notification of Complete Application was issued on January 22, 2017, indicating that that the application was deemed complete as of December 29, 2016.

Community Consultation

At the time of the writing of this report, a community meeting has been scheduled for April 20, 2017. A staff report summarizing the results of this meeting will be the subject of a supplemental report to Community Council.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS in Policy 1.1.3.3 refers to appropriate locations for intensification and redevelopment. In the context of the City of Toronto, and in particular the already intensified area of the downtown core, the ability to identify and promote appropriate location for further intensification is dependent on the ability to fit buildings into constrained sites and areas. Policy 2.6.1 further states that significant built heritage resources and significant cultural heritage landscapes shall be conserved and in Policy 2.6.3 that development on adjacent lands to protected heritage property shall not be permitted except where it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Policy 1.7.1 d) also refers to conserving features that help define character, including built heritage resources and cultural heritage landscapes.

The proposed development would cast shadows on adjacent lands being the Allan Gardens which are a designated heritage property. The shadows will impact the heritage attributes of this

significant cultural heritage landscape. As further described below, the proposed built form is therefore not consistent with the PPS.

The Downtown Urban Growth Centre is identified in the Growth Plan for the Greater Golden Horseshoe (GPGGH). The site is within the Downtown Toronto Urban Growth Centre, which is on track to achieve or exceed the UGC (Urban Growth Centres) density target by 2031. The target is the average for the entire Downtown UGC area, and it is not for any one particular area within Downtown. The proposed development is not required to meet the minimum growth figures set out in the Growth Plan for the Greater Golden Horseshoe.

Land Use

The development site is located in both a *Mixed Use Areas* designation and in a *Neighbourhoods* designation in the Official Plan. The proposed retail, office and residential uses are permitted in the *Mixed Use Areas* portion of the site. The proposed built form is not permitted in the *Neighbourhoods* areas. The applicant has submitted an Official Plan Amendment to re-designate the *Neighbourhoods* designated lands to *Mixed Use Areas*.

Policy 2.3.1 states that *Neighbourhoods* are considered to be physically stable areas which is reiterated by Policy 4.1.1 which states that *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings. Policy 2.3.1.3 states that intensification of land adjacent to *neighbourhoods* will be carefully controlled so that *neighbourhoods* are protected from negative impacts. This is further described in Policy 2.3.1.2 which states that development in adjacent areas will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods* and to maintain adequate light and privacy for residents in those *Neighbourhoods*. Policy 4.1.7 further states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged.

These policies all emphasize the need to protect *Neighbourhoods*. The proposed re-designation of *Neighbourhoods* lands to *Mixed-Use Areas* does not protect the *Neighbourhoods* lands and more critically represents the loss of *Neighbourhoods* lands. This is inappropriate and does not comply with Official Plan policies. In addition, as further described below, the scale of development on adjacent lands to *Neighbourhoods* does not meet those policies referring to gradual transition of scale and density and maintaining adequate light and privacy.

Context and Transition

Policy 3.1.3 of the Official Plan requires that tall buildings fit within their existing and/or planned context and limit local impacts. Policy 3.1.2.1 refers to new development be located and organized to fit with its existing and/or planned context and in Policy 3.1.2.3, new development will create appropriate transitions in scale to neighbouring buildings. Context and transition is also informed by OPA 82 Policy 3.15 which requires that tall buildings be setback a minimum of 20 metres from areas designated *Neighbourhoods*. Downtown Tall Building Guideline 3.1, which references tall buildings abutting a lower scale neighbourhood area, also refers to at least a 20 metre setback between a tower and abutting property lines.

The general context is development in a *Mixed Use Area* adjacent to (and partly within) a low scale *Neighbourhood*. Policy 2.3.1.2 refers to development adjacent to *Neighbourhoods* and specifies that development will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods* and to maintain adequate light and privacy for residents in those *Neighbourhoods*. Achieving this policy direction is best accomplished through a block planning exercise which addresses issues of shadowing and transition as well as other potential development sites within the block.

The tallest element of the proposed development, being the 25-storey tower, has been partly located within the *Neighbourhoods* designated lands. The proposed tower is setback 7 metres from the north property line and 11.5 metres between the tower and the adjacent 3-storey townhouses within the *Neighbourhoods* designation. This is not a gradual transition in scale and height and in fact represents a worst case option. The proposed tower does not provide gradual transition of scale and density towards the lower scale neighbourhood to the north and northwest, the McGill-Granby Neighbourhood, and hence does not conform with the Official Plan, OPA 82 and the Downtown Tall Building guidelines.

Height and Shadow impacts on *Neighbourhoods*

Official Plan Policy 2.3.1.3 states that intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impacts. This is further described in Policy 2.3.1.2 which states that development in adjacent areas to *Neighbourhoods* will maintain adequate light and privacy for residents in those *Neighbourhoods*. Policy 3.1.2.3 e) refers to limiting any resulting shadowing on neighbouring streets, properties and open spaces.

The proposed development would shadow those *Neighbourhoods* lands to the north and northwest from 9:18 to 1:19 pm March and September 21 and similarly on June 21. The shadow reach extends as far north as Granby Street and as such is not minor in impact. The shadowing of this neighbourhood has not been limited and as such the negative impact is not in conformity with the Official Plan policies.

Height and Shadow Impacts on Allan Gardens

Official Plan Built Form Policy 3.1.2.3 e) and f) refers to providing for adequate light and limiting shadows on streets, properties and open spaces and minimizing additional shadowing on neighbouring parks to preserve their utility. Official Plan Parks and Open Spaces Policy 3.2.3.3 refers to minimizing additional shadows on parks and open spaces to preserve their utility while Mixed Use Areas Policy 4.5.2 e) refers to maintain sunlight on adjacent streets, parks and open spaces.

OPA 82 Policy 3.5 states that no net new shadows are permitted on Allan Gardens as measured on March 21 and September 21 from 10:00 am to 6:00 pm and in Policy 3.6 that there be no net new shadows permitted on the conservatory buildings or any significant permanent structures as measured on March 21, September 21, June 21 and December 21 at all times of the day.

These policies are expanded on by Tall Building Guideline 1.3 a) which refers to maintaining access to sunlight and sky view for surrounding streets, parks, open space and neighbouring

properties and by Guideline 1.4 a) and b) which seeks to minimize any additional shadowing of Parks. The Downtown Tall Buildings guidelines refer to locate and design tall buildings to not cast new net shadows on Signature Parks/Open Spaces between 10:00 am and 4:00 pm on September 21. Allan Gardens is a Signature Park.

The shadow study reveals that Allan Gardens would be impacted in the late afternoons during the spring and autumn equinoxes. While the conservatory building would be clear from shadows during these times, it is not the case for December 21. The conservatory building would be in shadows from 3:18 pm onwards.

The conservatory buildings are an important aspect of the park that is used by the entire City of Toronto and is a prominent tourist destination as well as a designated heritage resource. They are integral to the utility of the park. New shadows on the greenhouse conservatory buildings would diminish their utility and function particularly in the winter months. Furthermore, new shadow on areas of the park that are currently not programmed, would limit their future use in a manner not supportive of the important horticultural conservatory role of Allan Gardens. The Allan Gardens conservatory is an important city-wide resource. It is one of only three publicly accessible municipal greenhouses in the City. The others are: The Centennial Park Conservatory (approximately 24.4 km. away – over an hour by public transit) and Edwards Gardens (approximately 12.2 km. away – about an hour by public transit). As such, it attracts members of the public from across the city, particularly in the winter months. In addition, the other public greenhouses are not readily accessible to members of the public living downtown. Because of this, shadow impact and potentially winter shadow impacts should be avoided as they will affect the enjoyment of this rare public resource.

Staff are of the opinion that the proposed shadow impacts are unacceptable and do not conform with or maintain the intent of the Official Plan, OPA 82 and the design guidelines including those policies that speak to maintaining the utility of the park as well as protecting and enhancing open spaces. Features on city parks are not static and change over time, for example, trees have a finite life span and changing shade patterns. As Downtown continues to intensify, the need to protect these few larger parks becomes increasingly important.

Tower Separation Distances and Building Setbacks

Official Plan Built Form Policy 3.1.2.3 d) and 3.1.2.4 state that new development will limit its impact by providing for adequate light and privacy and ensuring adequate access to sky view. The Tall Building Design Guideline 3.2.3 refers to tower separation distances of 12.5 metres or greater from the side and rear property lines in order to limit negative impact on sky view, privacy and daylighting . Sub-guideline e) further references coordinating setbacks and separation distances with other towers on the same block. Tall Building Design Guideline 3.2.2 a) refers to coordinating tower placement with other towers on the same block to maximize access to sunlight and sky views for surrounding streets, parks and properties.

The policies and implementing guidelines seek to ensure adequate light and skyviews to residents and in that respect, the City recommends a tower separation distance of 25 m which would typically be achieved through a 12.5 m tower setback to the lot line or to the mid-point of

any adjacent lane or right-of-way. Failure to achieve these standards results in negative impacts on the quality of life to both residents and the public as outlined in the guidelines.

The 10-storey element of the development directly faces an adjacent 18-storey building to the north. The tower separation distance would vary from 8 to 9m. The tower to the north has facing windows which would face the proposed 10-storey element. This substandard separation distance would result in loss of light, view and privacy for the residents and adversely impacts the public realm and as such is not supportable.

Heritage

Heritage Preservation Services has reviewed the Heritage Impact Assessment submitted in support of this application prepared by ERA Architects Inc. and dated December 23, 2016. Staff are of the opinion that the proposed development will not ensure the retention of the heritage integrity or conserve the cultural heritage values, attributes and character of the John W. Hare House at 189 Mutual Street; the Samuel G. Watson House at 191 Mutual Street; and the A. Strutt House at 193 Mutual Street; and the four two-and half storey semi-detached houses fronting onto Jarvis Street at 280, 288, and 290 Jarvis Street. The development also fails to ensure that the heritage integrity of Allan Gardens will be retained.

The proposal would see the relocation of all of the heritage buildings on the development site. The By-law designating the Mutual Street row houses identifies their location on Mutual Street as a heritage attribute. The proposal to move these row houses seven metres south of their existing location to allow for access into the development site will have an adverse impact on this heritage attribute. For this reason, the proposal does not ensure that the integrity of the heritage properties' cultural heritage value and attributes will be retained in keeping with Official Plan Policy 3.1.5.5 nor does it conserve the cultural heritage values, attributes and character of that property in keeping with Policy 3.1.5.26. Standard 1 of the Standards and Guidelines for the Conservation of Historic Places in Canada states in part "Conserve the heritage value of an historic place. [...] Do not move a part of an historic place if its current location is a character-defining element." Given that the location of these buildings is character-defining element of the heritage properties, the proposed move fails to meet the intent of this Standard and official plan Policy 3.1.5.4. The proposed move is also inconsistent with Policy 3.1.5.29 as the move is not supported by the properties' cultural heritage values and attributes and not all of the portion of the heritage property that has heritage value and attributes is proposed to be moved. As the move does not conserve the heritage properties, it is inconsistent with PPS Policy 2.6.1

The semi-detached houses on Jarvis Street were listed on the City's Heritage Inventory (now the Heritage Register) in 1973. At that time, detailed reasons for listing were not prepared when a property was listed. The Heritage Impact Assessment includes draft Statements of Significance for these properties. These Statements of Significance do not include the building's location, or setback from Jarvis Street as heritage attributes. Staff do not agree with these Statement of Significance. The buildings' are on their original locations. As such their location and setbacks are directly associated with their cultural heritage value. For this reason, the proposed move is inconsistent with the Official Plan polices described above for the Mutual Street row houses and inconsistent with PPS policy 2.6.1. The proposed move would also have an impact on 337 Jarvis Street, the Samuel Platt House, as the set back of the semi-detached houses on the west side of

Jarvis Street reinforces the set back of the Samuel Platt House from Jarvis Street on the east side of the street.

The proposal has an impact on the heritage attributes of Allan Gardens. Allan Gardens was designated in part due to the fact that it is: an urban park devoted to horticulture. Architecturally, Allan Gardens contains a collection of greenhouse buildings that illustrate the evolution of glass technology from the Edwardian era to the later 20th century. The greenhouses and auxiliary buildings contribute to the use and evolution of the site and the property represents a significant open space in the City's core where buildings, both designed for and relocated to the site, are positioned to maximize view corridors in all directions. Additional shadows on the greenhouse buildings will affect the level of natural light entering the structures, affecting the appreciation of these resources by residents and visitors and potentially having a deleterious effect on the horticultural resources. This shadowing is inconsistent with Official Plan policies 3.1.5.4 and 3.1.5.5, policy 2.6.1 of the PPS, and does not have appropriate regard for the Allan Gardens under section 2.d of the Planning Act.

Density of Development and Community Services

There has been significant development in the downtown east geographic area with recently completed projects and/or under construction projects. This will translate into a large population increase after all of the projects have been completed and occupied. The increasing population serves as a reminder of the need to manage growth to ensure livability. One of the most significant challenges faced by the City is the need to ensure the livability for the existing and future residents and to the provision of a range of community services and facilities. The scale of development proposals adds to this challenge, as overdevelopment of individual sites adds to the pressure of too many people and too few facilities and services.

The site is located in an area which is identified as a priority area for future CS&F opportunities. TOCore is currently in phase 2, which includes developing a CS&F Strategy and Implementation Plan to support future growth both from a facility (space) and program perspective in the Downtown. Phase 2 of TOCore will also be informed by work underway by City Divisions and Boards such as PF&R's *Facility Master Plan* and Children's Services *Licensed Child Care Growth and Demand Study*.

Public Realm and Sidewalk Zone

For development in the *Downtown*, Official Plan Policy 2.2.1.11 refers to street improvements to enhance the pedestrian environment. This is expanded on by Public Realm Policy 3.1.1.5 and 3.1.1.6 which refer, among other things, to safe and efficient movement of pedestrians, provision of space for trees and landscaping and sidewalks being designed to provide safe, attractive, interesting and comfortable spaces for pedestrians. Official Plan Policy 4.5.2 e) refers to massing new buildings to maintain comfortable wind conditions for pedestrians on adjacent streets. In this regard, the Tall Building Design Guideline 4.2 recommends a minimum 6 metres wide sidewalk zone in order to implement these policies. The development application proposes pedestrian sidewalks of 5 metres, 3.5 metres and 2 metres along Jarvis Street, Gerrard Street East and Mutual Street respectively. The proposed street planting along the Jarvis Street and Gerrard Street frontages reduces the pedestrian clearway. The proposed building would need to be

setback further on Gerrard Street East and Mutual Street to provide wide pedestrian clearways and reconciled with in-situ considerations.

Hospital Flight Path

The proposal has been reviewed in the context of the flight path for the air ambulance service to the St. Michael's Hospital helipad. Although the site is not within the flight path for St. Michael's Hospital, it is in close proximity. As such, the Ministry of Municipal Affairs advises that there is potential for the crane swing to intrude into the flight path during construction of the proposed development.

Servicing, Traffic Impact, Access, and Parking

The Functional Servicing Report and Transportation Impact Study (TIS) submitted in support of the application have been reviewed by Engineering and Construction Services. Staff concur with the conclusions in the TIS with respect to proposed parking ratio however revisions are required for the Functional Servicing Report. Vehicular access to the development is proposed via a widened public lane connecting to Mutual Street. The lane which is approximately 3.66 metres requires a widening to meet the Official Plan requirement of 6 metres. Although a widening is proposed with the development, the applicant has not indicated whether the proposed widening would be conveyed to the City.

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 Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of 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 Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of two new connected buildings containing 3,156.5 square metres non-residential gross floor area and a total of 306 residential units consisting of 23,675.4 square metres residential gross floor area.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication.

This site is located in an area where there is currently a low provision of parkland. Therefore, the applicant is requested to satisfy the parkland requirement through an off-site dedication within 500 m of the applicant's site. The size and location of the parkland would be subject to the approval of the General Manager, Parks, Forestry and Recreation and would be subject to this Department's conditions for conveyance of parkland prior to the issuance of the first above grade building permit.

Given the current rise in dog population in the downtown area, especially within condominium towers, the applicant is expected to provide on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations within the building should the

application be approved. This will help to alleviate some of the pressure on the existing neighbourhood parks.

Urban Forestry

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the Application which has been reviewed by Urban Forestry staff. The report identifies 9 privately owned trees that are exempted from protection under City of Toronto's Private Tree By-law. Eleven additional private trees which are protected under the Tree By-law are proposed to be removed. Three of these trees (nos. 435, 436 and 437) appear to be situated on the adjacent property at 278 Jarvis Street, therefore Urban Forestry staff would require a written consent from the adjacent property owner to permit tree removal. There are also two City-owned street trees that are protected under the provisions of the City's Street Tree By-law. One would be retained and the other removed. In the event the application is approved, outstanding matters related to tree protections should be addressed prior to approval of any zoning by-law amendment.

Toronto Green Standard

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. Should any form of development be approved, the site specific zoning by-law will secure performance measures for Tier 1 development features and the applicant will be required to submit a Site Plan Application that brings their proposal into compliance with Tier 1 standards.

Rental Housing

The site contains 11 vacant dwelling units, of which at least 8 are rental dwelling units. All dwelling units are proposed to be demolished as part of this development proposal. A Housing Issues Report submitted in support of the application states that 3 of the 11 dwelling units on the site were historically owner occupied. Additional documentation is required to confirm owner occupancy of the 3 dwelling units at 189, 191 and 193 Mutual Street respectively.

Of the 8 confirmed rental dwelling units, 6 are two-bedroom units and 2 are one-bedroom units. Of the 6 two-bedroom rental dwelling units 4 had affordable rents and 2 had mid-range rents at last occupancy. Of the 2 one-bedroom rental dwelling units, 1 had affordable rents and 1 had high-end rents at last occupancy. All 3 additional dwelling units with unconfirmed tenure are one-bedroom units.

All replacement rental dwelling units will be required to be of approximately the same size and type as the existing; be secured as rental tenure for at least 20 years; and, have restricted rents for all affordable and mid-range replacement rental dwelling units for a period of at least 10 years.

Floor plans of the replacement rental dwelling units will be required to determine if the proposed unit sizes are similar to the existing units.

This report recommends that City Council defer making a decision with regard to the rental housing matters for this site until such time as Zoning By-law and Official Plan amendment applications have been approved for the subject lands at which time a separate Rental Housing Demolition and Conversion Application Report would be submitted.

Provision of Family Sized Units and Affordable Housing

In the *Downtown* section of the Official Plan, Policy 2.2.1.1 c) refers to the provision of a full range of housing opportunities. OPA 82 Policy 3.4 requires that 10% of units in new development will be three bedroom units or larger. In implementing this policy, staff seek to secure 10% of all units as three bedroom or greater to broaden the range of housing provided *Downtown*. The applicant is proposing 3 three-bedroom units (1% of the total units) which does not conform with the policies.

The City also encourages the provision of affordable housing. Official Plan Policy 5.1.1.6 provides for the provision of affordable housing as a potential Section 37 benefit. Official Plan Amendment 82 Policy 3.3 requires a minimum of 10% affordable rental housing or affordable ownership housing be secured as a benefit through Section 37. The applicant has not indicated if any of the proposed units would be affordable or not. In the absence of any certainty about proposed unit prices, staff recommend that should the application be appealed to the Ontario Municipal Board and approved by the Ontario Municipal Board in any form, then a portion of any Section 37 benefits be allocated towards purpose built rental units (affordable and/or mid-range) to support the objective of providing a full range of housing and affordability

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the Planning Act. Given the proposed increase in height and density, this development proposal would be subject to the Section 37 policies of the Official Plan. The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and may relate to planning issues associated with the proposed development.

Discussions regarding Section 37 community benefits between the applicant and the City did not occur as City staff determined it was not appropriate until there was an agreement on an appropriate form and scale of development for the site.

This report recommends, should the application be approved subsequently, that in accordance with Policy 2.3.1.6 and 5.1.1 of the Official Plan, community benefits should be provided under Section 37 of the Planning Act as determined through consultation with the Ward Councillor's office.

Conclusion

The subject site is important from a cultural heritage perspective as it contains three heritage properties and is located in the midst of other culturally significant heritage properties including Allan Gardens. The proposed built form with respect to building height and a scale does not sufficiently address the existing and planned context and character of the area. The proposal

represents over-development of the site. The proposal is inconsistent with the heritage policies in the Provincial Policy Statement, 2014 and does not comply with the built form policies of the Official Plan as informed by the Tall Buildings Design Guidelines and Downtown Tall Buildings guidelines. The resulting shadowing of Allan Gardens, a heritage designated site, does not meet the Heritage policies in the Official Plan and does not represent "good planning". The proposal would also have negative impacts on the nearby low density neighbourhood and does not conform to the Official Plan policies that seek to protect and reinforce the character of *Neighbourhoods*. As such, the proposed development, including re-designation of Neighbourhoods lands is not appropriate for the subject site.

CONTACT

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E-mail: derek.waltho@toronto.ca

SIGNATURE

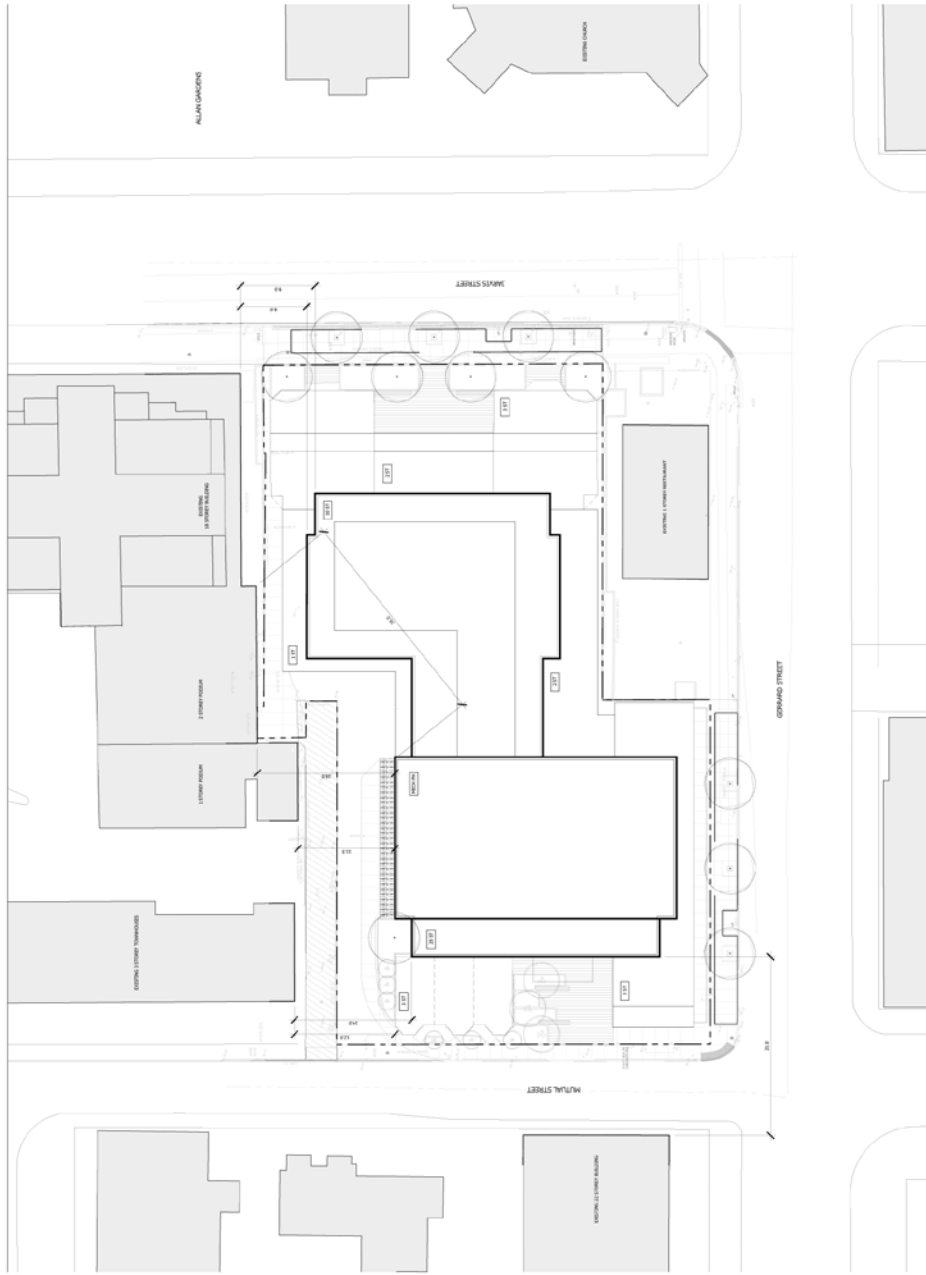
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan

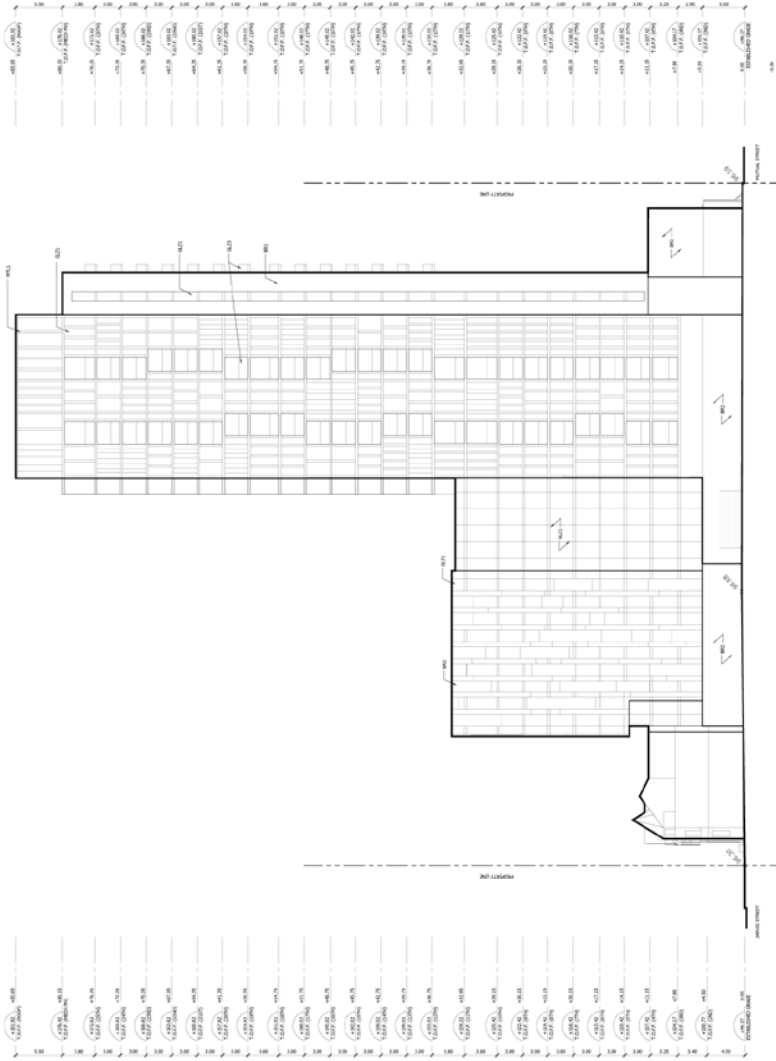


Site Plan
Applicant's Submitted Drawing

Not to Scale
03/17/2017

File # 16 27 1639 STE 27

Attachment 2: North Elevation



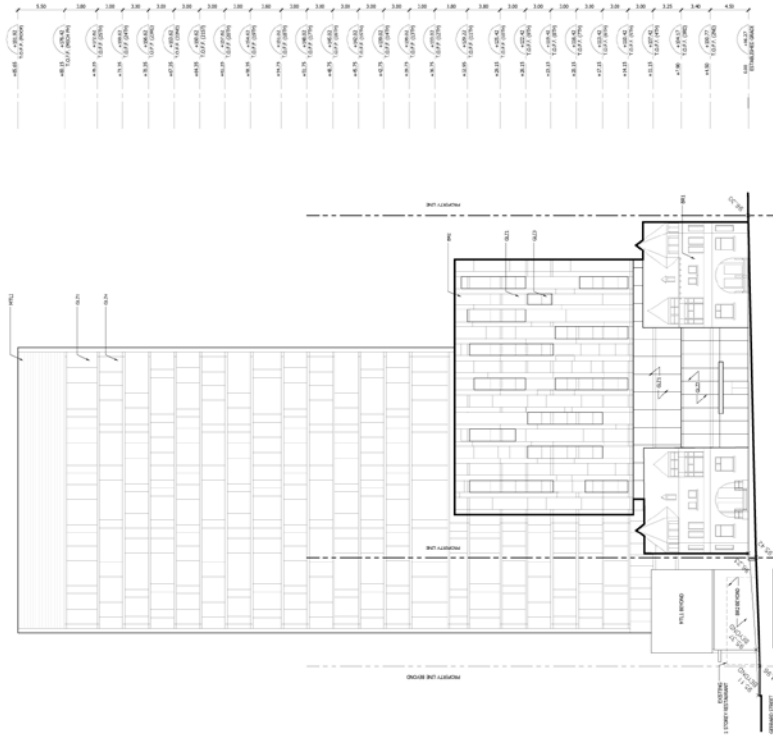
North Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/17/2017

**280-290 Jarvis Street, 102-110 Gerrard Street
 & 189-193 Mutual Street**

File # 16 27 1639 STE 27

Attachment 3: East Elevation



East Elevations

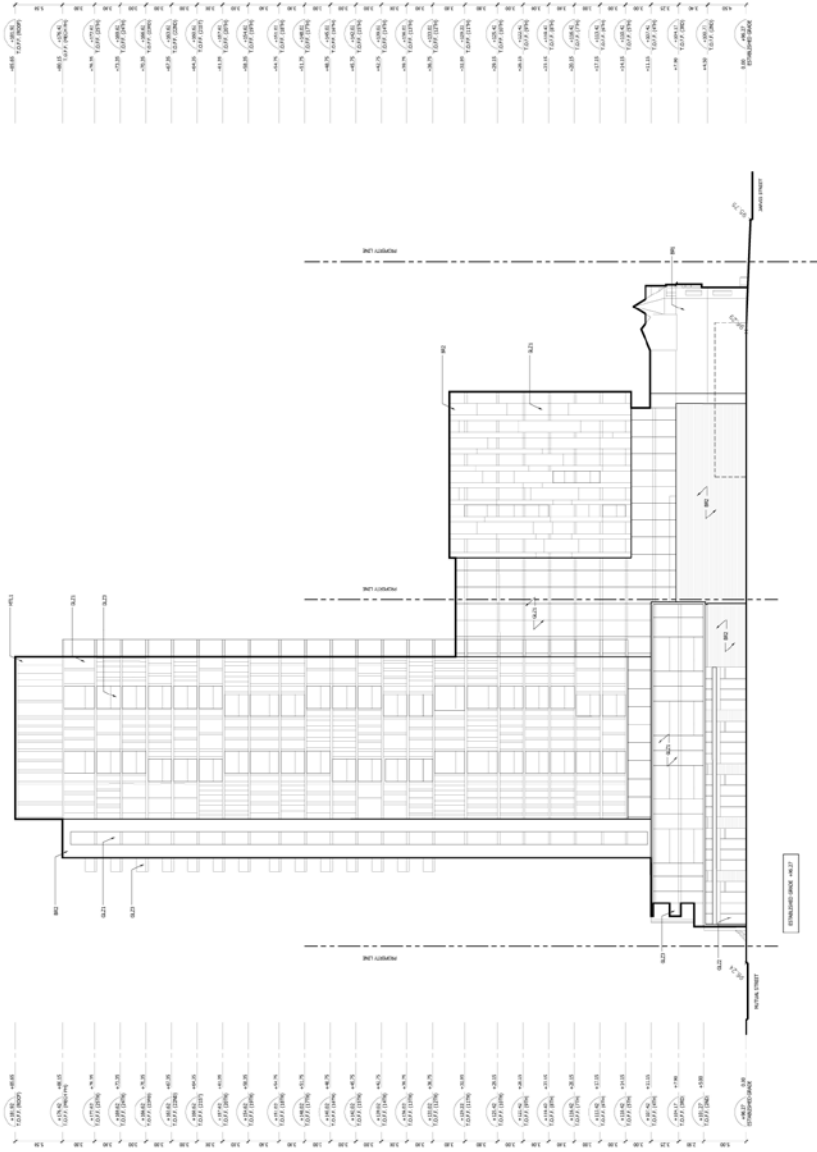
Applicant's Submitted Drawing

Not to Scale
03/17/2017

**280-290 Jarvis Street, 102-110 Gerrard Street
& 189-193 Mutual Street**

File # 16 27 1639 STE 27

Attachment 4: South Elevation



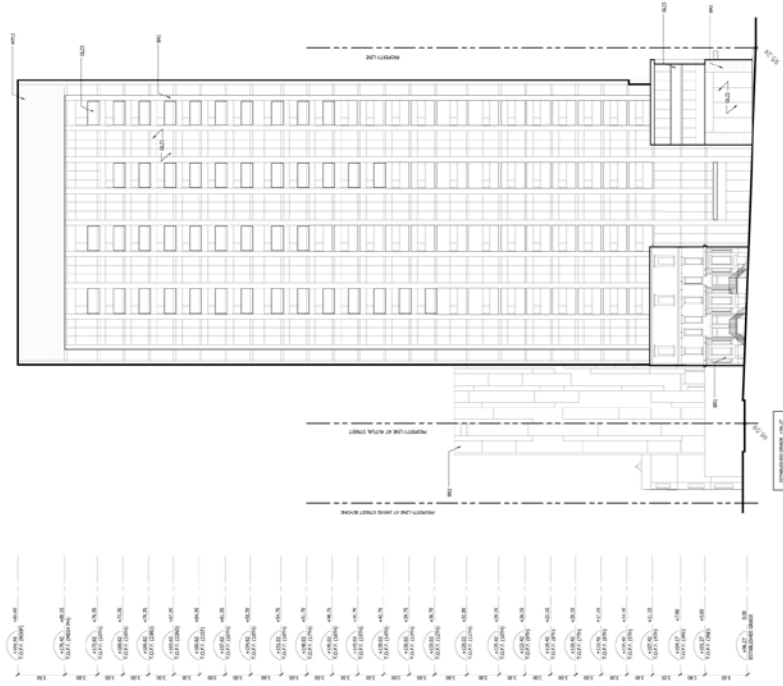
South Elevations
Applicant's Submitted Drawing

Not to Scale
03/17/2017

280-290 Jarvis Street, 102-110 Gerrard Street
& 189-193 Mutual Street

File # 16 27 1639 STE 27

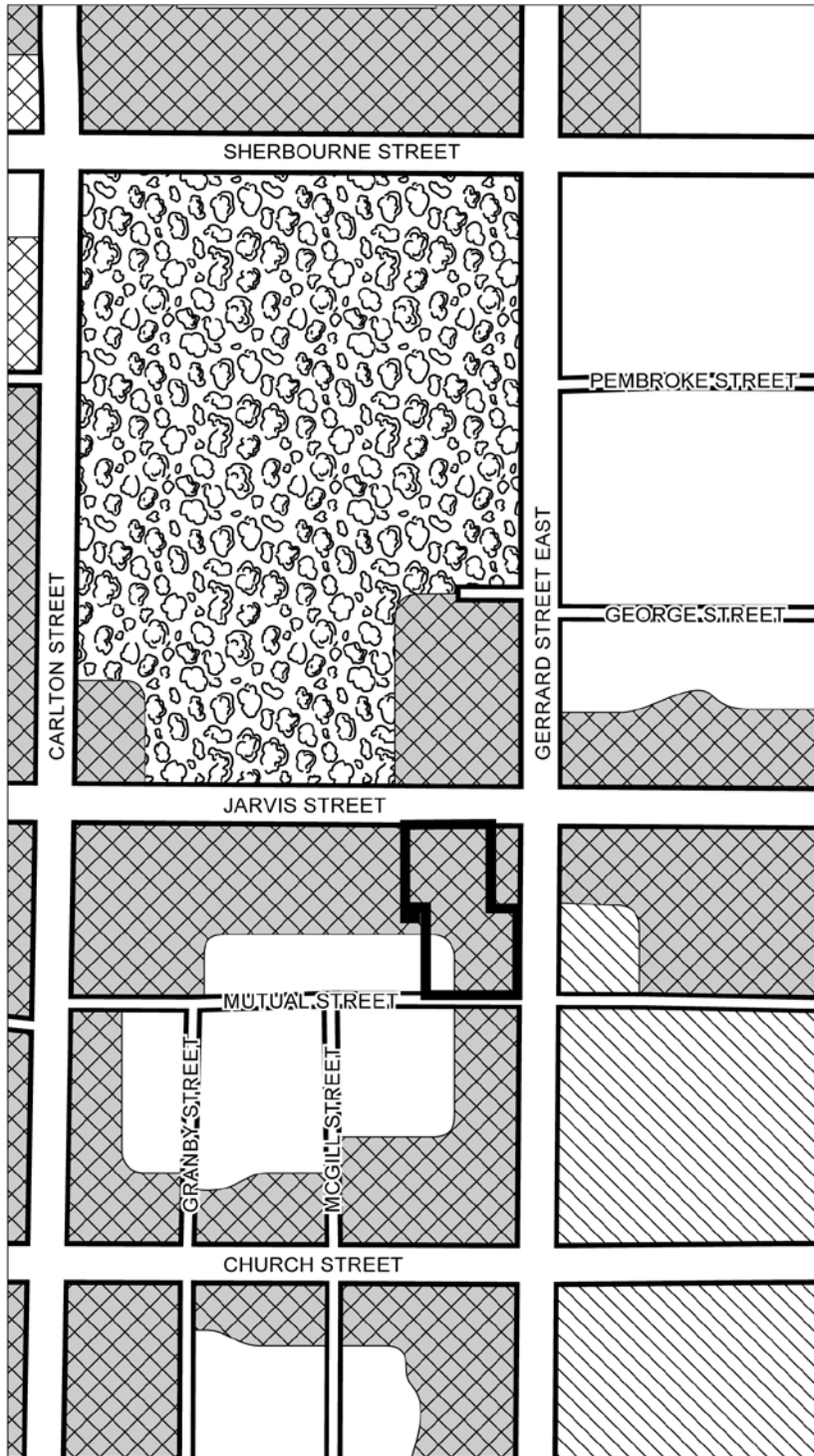
Attachment 5: West Elevation



West Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/17/2017

**280-290 Jarvis Street, 102-110 Gerrard Street
 & 189-193 Mutual Street**
 File # 16 27 1639 STE 27

Attachment 6: Official Plan



Toronto
 Extract from Official Plan

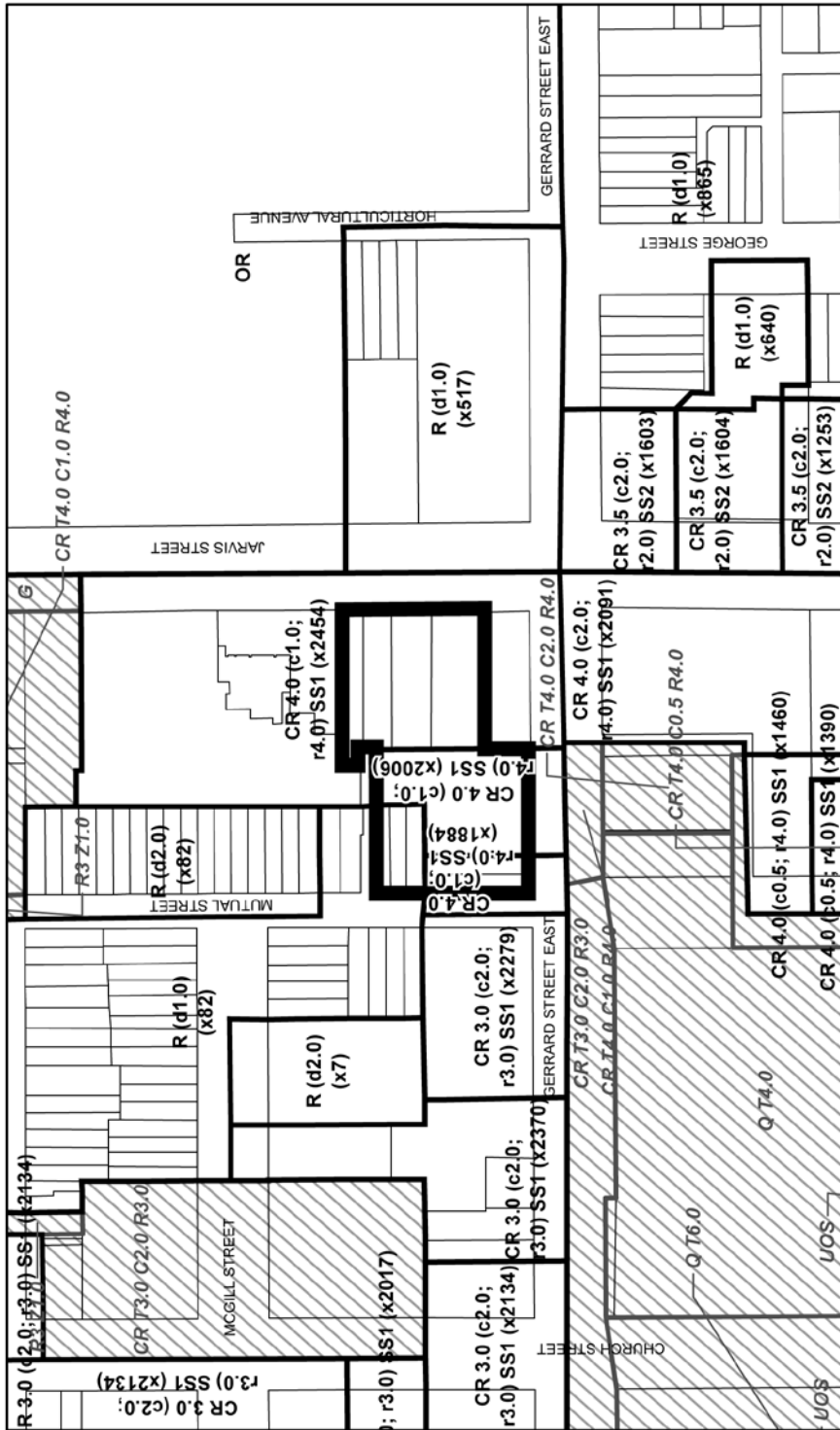
280-290 Jarvis Street, 102-110 Gerrard Street
 & 189-193 Mutual Street

File # 16 271639 STE 27

- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Institutional Areas

↑
 Not to Scale
 03/17/2017

Attachment 7: Zoning



Toronto 280-290 Jarvis Street, 102-110 Gerrard Street, & 189-193 Mutual Street
 Zoning By-Law No. 569-2013 File # 17 271639 STE 27 OZ

Location of Application

R Residential CR Commercial Residential OR Open Space Recreation

See Former City of Toronto By-Law No. 436-86

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

↑
 Not to Scale
 Extracted: 03/14/2017

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 271639 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 29, 2016
Municipal Address:	280 JARVIS ST		
Location Description:	PLAN 75E LOTS 1 & 2 **GRID S2712		
Project Description:	Proposal for a 10-storey building fronting onto Jarvis Street connected to a 25-storey tower fronting onto Mutual Street. A total of 306 residential units are proposed. There are existing heritage buildings on site that are proposed to be shifted and integrated into the proposal.		

Applicant:	Agent:	Architect:	Owner:
WEIRFOULDS LLP			ANTORISA INVESTMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T4.0 C1.0 R4.0	Historical Status:	Y
Height Limit (m):	30, 12	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	3388.9	Height:	Storeys:	25	
Frontage (m):	40		Metres:	80.15	
Depth (m):	79.28				
Total Ground Floor Area (sq. m):	2498.7				Total
Total Residential GFA (sq. m):	23675.4		Parking Spaces:	106	
Total Non-Residential GFA (sq. m):	3156.5		Loading Docks	0	
Total GFA (sq. m):	26831.9				
Lot Coverage Ratio (%):	73				
Floor Space Index:	7.92				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo			
Rooms:	0	Residential GFA (sq. m):	23675.4	0
Bachelor:	1	Retail GFA (sq. m):	1382.5	0
1 Bedroom:	236	Office GFA (sq. m):	1774	0
2 Bedroom:	66	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):	0	0
Total Units:	306			

CONTACT: **PLANNER NAME:**
TELEPHONE: