

TORONTO STAFF REPORT

June 1, 2000

To: Toronto Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application Nos. 100009 and 1000010 to amend the Official Plan and Zoning By-law
Rogers Communications/Rogers Wireless Inc.
1 Mount Pleasant Road and 575 Jarvis Street and 577 Jarvis Street
Downtown

Purpose:

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

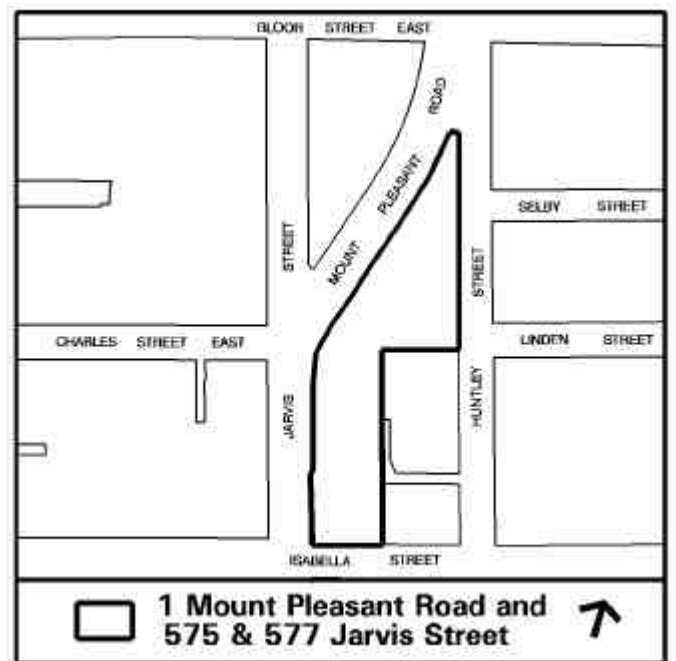
Financial Implications and Impact Statement :

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

Recommendations :

It is recommended that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillors for the week of August 7, 2000.
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.



- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

Rogers Wireless Inc. (Rogers) has filed for amendments to the former City of Toronto's Official Plan and Zoning By-law to construct additions to both the north and south parts of its offices at 1 Mount Pleasant Road. Since acquiring the complex composed of 321 Bloor Street East and 1 Mount Pleasant from the former Confederation Life Insurance Company in 1996, Rogers has been actively consolidating its various operations at this one centralized facility, and now require a significant amount of new floor space, in order to bring further operations within close physical proximity.

The original Confederation Life Building at 321 Bloor Street East was constructed as part of a precinct of insurance buildings. Confederation Life's expansion across Mount Pleasant Road to new facilities, known as Phase A, occurred in 1990. The two parts of the development were connected by bridge over Mount Pleasant Road.

The redevelopment of 1 Mount Pleasant involved transferring the residual density of 321 Bloor Street East to 1 Mount Pleasant, in order to ensure the historical preservation of 321 Bloor Street. The building was designated for historical purposes and the owners entered into a Heritage Easement Agreement. Section 12(1) 268 of the former City of Toronto's Zoning By-law places a maximum non-residential gross floor area of 36,535 square metres on lands at 321 Bloor Street East.

Phase A of the 1 Mount Pleasant redevelopment consisted of an architecturally distinct complex of conjoined buildings of varying heights which have a strong castle-like character and cone-shaped roofs. The tallest tower is 17 storeys and the Jarvis Street frontage is articulated to reflect the height of the lower existing buildings with a podium of 18 metres.

The development proposal which is the subject of these applications, involves two additions to the 1 Mount Pleasant lands. The proposed addition on the north, described as the "Huntley Addition" has been previously anticipated through the former City of Toronto Site-Specific By-law 356-89 as Phase B of the development. This by-law anticipated a two-phase approach as a way to address the long term lease situation of 100 Huntley Street, which was to be developed by Confederation Life at a later time. The proposed addition on the south, described as the "Isabella Addition" is to be located at the adjacent properties known as 575 and 577 Jarvis Street.

Rogers' acquisition of the 1 Mount Pleasant Road property was contingent on securing the following amendments to the Site Plan Agreement for the development (May 31, 1996 - Application 396041):

- permission to develop Phase B of the underground parking garage ahead of the office/residential building;
- the elimination of the access ramp from the Phase B portion of the Lot, above the below-grade garage;

- permission to construct surface parking on the Phase B portion of the lot, above the below-grade garage;
- construction of a decorative brick wall to screen the view of the parking lot from Huntley Street; and changes to the width and configuration of the pedestrian walkway connecting from Mt. Pleasant Road to Huntley Street, and changes to other portions of the landscaped open area on the site.

Comments:

Proposal

The proposed Huntley Addition or Phase B portion of the development is located at the north end of the triangular-shaped site, on the site of the current parking lot. The proposal is comprised of a total of 12,340 square metres, with 10,674 square metres of non-residential gross floor area attributed to the proposed commercial office tower and 1,666 square metres of residential gross floor area for a residential component of six townhouses and three apartments fronting onto Huntley Street. The height of the tower portion of the addition is 11 stories (51.7 metres) and the height of the low-rise residential fronting Huntley Street is 3.5 stories (18.4 metres). The density of this addition is approximately 4.2 times the area of the lot.

The proposed Isabella Addition is intended as a southerly continuation of the existing building at 1 Mount Pleasant Road. The proposal contains 13,821 square metres of non-residential gross floor area and a height of 12 storeys (56 metres), stepping down to eighteen metres at Isabella Street. Street-related retail fronting onto Isabella and Jarvis will total 702 square metres of the non-residential gross floor area. The design of the expanded tower positions the building in a way that continues the existing setbacks along Jarvis Street. The proposed setback at Isabella Street is consistent with the setback established by the existing neighbouring townhouse units at about 3.9 metres from the street line. The density of this addition is approximately 7.25 times the area of the lot. The intent of the owner is to continue the architectural theme of the existing development.

A four-level below grade garage is intended to accommodate a total of 150 new parking spaces and will be connected directly into all existing garage levels. The application notes that 40 parking spaces are to be eliminated from the surface parking lot located on the north side of the existing building, resulting in a net increase of 110 parking spaces on the block.

Site Description

The Huntley Addition is located generally within the anticipated Phase B area, fronting onto Huntley Street which is a low to mid-rise, stable residential street of house-form buildings, small apartment buildings and institutions.

The site of the Isabella Addition is comprised of two properties adjacent to the existing facility. 577 Jarvis is a house-form historical building constructed about 1900 and is listed with Heritage Toronto. The building at 575 Jarvis Street, located at the corner of Isabella and Jarvis Streets is a one-storey service station.

On the west side of Jarvis Street, the properties include an apartment building of eleven stories, and other mid-level office buildings. South and east of the Isabella Addition, the built form consists of primarily low-rise and mid-rise buildings, largely residential with some commercial uses and office/institutional buildings located throughout. The area is zoned R3 Z1.0. This area which is known as the Upper Jarvis neighbourhood, is a residential area in the inner city.

Official Plan

The former City of Toronto's Official Plan for the Huntley Addition is set out as a permissive exception in Section 18.240, which secures the heritage retention of 321 Bloor Street East through designation under the Ontario Heritage Act and through a Heritage Agreement and provides that the building Area 2, which includes Phase A and Phase B of the development south of Mount Pleasant contain non-residential gross floor area not exceeding 46,729 square metres of non-residential gross floor area and not more than 29 residential units.

The former City of Toronto's Official Plan designates the Isabella Addition as a Medium-Density Mixed Commercial Residential Area. This designation is intended for areas where primarily residential uses are to be promoted. New development is to be designed for compatibility with existing buildings and public open spaces, but is generally of a mid-rise form with heights in the range of 6 to 10 storeys. Retail and other non-residential uses may be located at grade, and, where appropriate, on the lower floors of buildings in such areas.

In Medium Density Mixed Commercial-Residential Areas, Council may pass by-laws to permit buildings having a maximum total gross floor area of 4.0 times the area of the lot. Such by-laws also restrict commercial uses in such areas in accordance with the other policies of the Plan, and establish maximum heights in order to achieve the physical form objectives of the Plan and ensure appropriate compatibility with local conditions and objectives.

The proposal is located in an area shown as a Parks Acquisition Priority Area of the former City of Toronto's Official Plan (Map 6) as being an area farther than 200 metres from a local or district park.

Zoning

The Huntley Addition is subject to By-law No. 356-89, the previously mentioned site-specific by-law, which provides for the following:

- a) a total non-residential gross floor area of 46,729 square metres for Phase A and B, of which at least 510 square metres is used only for street-related retail and service uses;
- b) height is to be in conformity with the height map shown on Plan 2;
- c) a four storey 29 unit residential building along Huntley Street intended to complement the low rise residential streetscape along the east side of Huntley, along with 19 parking spaces maintained for the residential component which are to be located below grade;

- d) the sequencing of development to ensure that no parts of the building located within Phase B are to be built until 29 dwelling units are erected;
- e) the provision of common outdoor space in accordance with certain dimensions set out in Plan 3;
- f) the provision of at least 445 but not more than 464 parking spaces of which at least 283 are provided and maintained in the portion of the underground parking facility beneath Phase A;
- g) the number and type of loading spaces; and
- h) an amended definition of street-related retail.

The site of the proposed Isabella Addition is zoned CR T2.0 C1.0 R2.0. This is a mixed use zoning which permits a maximum of two times the lot area with one times commercial and two times residential. The height limit for the site is 12 metres. The site is also subject to a built form angular plane to achieve a five-hour sunlight standard for Jarvis Street.

Site Plan Approval

Site Plan Approval will be required for this development. I expect these drawings to be filed after the community meeting is held, and after the applicant begins more detailed discussion with staff about the development.

Reasons for the Application

It should be noted that at the time of writing this report, I have not yet received the preliminary zoning review, outlining all areas of non-compliance of these proposals. I expect to receive this shortly and begin discussion with the applicant about satisfying any additional requirements that are not identified in this report.

The Huntley addition exceeds the maximum non-residential gross floor area set out in Section 18.240 of the former City of Toronto Official Plan and the site specific By-law No. 356-89 by 1907.2 square metres. In addition, the commercial development being proposed is not precisely in the location anticipated by the by-law and extends westerly. The applicant is proposing to change the complement of residential uses on Huntley from 29 residential townhouses to 6 townhouses plus 3 apartments. The intent of this originally was to ensure the maintenance of street-related residential units on this street. At the time no residential gross floor area was attached to this proposal. The change from 29 to 9 units will be examined within the context of achieving the same street-related development approach.

The applicant is proposing to maintain its existing parking lot and build over top of it while the by-law requires underground parking for commercial as well as the residential units.

In the case of the Isabella Addition, the Official Plan limit of 4 times the area of the lot is exceeded by a proposal that is 7.25 times the lot area. The Official Plan height of 6-10 stories or 30 metres is exceeded by a development which is 56 metres but which scales back to 18 metres at Isabella Street. A mixed-use designation also tends to be primarily for residential uses

although does not preclude maximizing commercial. The proposal also exceeds the zoning limit of two times coverage of which one times is commercial and the height limit of 12 metres.

Issues to be Resolved

There are a number of issues to be resolved in these applications. The following list may expand as a result of the circulation to civic officials and community consultation:

- overall massing of the development and consideration of the physical impact of the proposed buildings on the neighbourhood;
- streetscape massing and treatment to ensure compatibility of the development with the existing townhouses and streetscape along Isabella Street;
- appropriate treatment of the residential component of Huntley Street to ensure built form compatibility with the neighbourhood;
- review of additional traffic generated by the project, the location of exit and entrance ramps and its impact and mitigation within the neighbourhood;
- consultation with Heritage Toronto regarding the appropriate consideration of the listed heritage building at 577 Jarvis Street;
- provision of public benefits commensurate with the increase in density being requested in accordance with the former City of Toronto Official Plan and City Council policy;
- provision of 1% of the cost of the development for public art, in accordance with the former City of Toronto's public art policies;
- the provision of a Section 37 agreement to secure any matters as required; and
- any tree preservation as required.

Conclusions:

I understand the applicant has met with residents in the area, and certain modifications to the proposal have resulted. The applicant has also informed me that they plan to hold an open house at the end of June to provide information to the local community.

This project will be the subject of a community consultation meeting for all owners and tenants in the neighbourhood. I am proposing to hold this meeting the week of August 7, 2000. A Final Report on this application is targeted for consideration at the first meeting of the new Community Council, likely in January 2001.

Contact:

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Beate Bowron
Director, Community Planning, South District

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List of Attachments:

Attachment 1: SitePlan
Attachment 2: Elevations
Attachment 3: Current Zoning By-law
Attachment 4: Current Official Plan Amendment
Attachment 5: Data Sheet

Current Zoning By-law

No. 356-89. A BY-LAW

To amend By-law No. 438-86 respecting certain lands known as No. 321 Bloor Street East and certain lands south-east of Mount Pleasant Road.

(Passed May 19, 1989.)

WHEREAS Council, at its meeting held on the 4th and 5th days of May, 1989, adopted Clause 21 of Land Use Committee Report No. 11, as amended;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. Section 12(1) of By-law No. 438-86, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", is amended by adding exception 268 as follows:

"268 to prevent the use for office purposes of the building existing in the year 1989 on lands known in such year as No. 321 Bloor Street East provided the *non-residential gross floor area* on such lands does not exceed 36,535 square metres (of which 160 square metres is used for no purpose other than a pedestrian bridge connecting to the existing building with the remainder being contained within such existing building)."

2. By-law No. 165-68, being "A By-law To amend By-law No. 20623 respecting certain lands south of Bloor Street East and north of Charles Street East and its production easterly (1) between Jarvis Street and Mount Pleasant Road and (2) between Mount Pleasant Road and Huntley Street", and By-law No. 238-69 which amends By-law No. 165-68, are hereby repealed.
3. The aforesaid By-law No. 438-86 is amended by deleting Section 12(2)43.
4. None of the provisions of the definition of *lot* contained in Section 2 or of Sections 4(2), 4(5)(b), 4(8), 4(10)(a), 6, 8(3) PART 1 1(a), 8(3) PART 1 3(a), 8(3) PART II 2, 8(3) PART III, 8(3) PART XI 3, 12(2)80 and 12(2)132 of the aforesaid By-law No. 438-86, shall apply to prevent the erection and use of a building within the lands shown in heavy outline on Plan 1 attached to and forming part of this by-law and containing any one or more of Phases A and B also shown on Plan 1 and the portion of the underground parking facility beneath each Phase, provided
 - (1) the lands consist of at least those lands shown in heavy outline on Plan 1;
 - (2) no part of the building, above *grade*, is located otherwise than wholly within the area shown in heavy outline on Plan 2 attached hereto;

- (3) the *non-residential gross floor area* of the building does not exceed 46,729 square metres of which at least 510 square metres is used for no purpose other than *street-related retail and service uses*;
- (4) no part of the building located within Phase B is used for non-residential purposes until 29 *dwelling units* are erected within Phase B;
- (5) *common outdoor space* is provided and maintained in the areas shown on Plan 3 attached hereto;
- (6) at least two *loading spaces – Type B* and two *loading spaces – Type C* are provided and maintained to serve the building;
- (7) the owner or occupant of the building provides and maintains at least 445 but not more than 464 *parking spaces* of which:
 - (i) at least 283 *parking spaces* are provided and maintained in the portion of the underground parking facility beneath Phase A,
 - (ii) 19 *parking spaces* are provided and maintained for the residential component of Phase B, and
 - (iii) not more than 25 *parking spaces* have a minimum width of 2.5 metres and a minimum length of 4.88 metres,

and such *parking spaces* are located in an underground parking facility beneath the subject lands to serve the subject building and, except in respect of the residential *parking spaces*, to serve the building known in the year 1989 as No. 321 Bloor Street East;

- (8) the height, above *grade*, of any portion of the building to be erected does not exceed those heights shown on Plan 2 attached hereto, except that, for the portion of the building for which a 94 metre height limit is shown on such Plan, a decorative spire and boiler stack may extend no more than 6.5 metres above such limit;
- (9) the portion of the subject lands consisting of public highway is stopped up, closed and conveyed to the owner of such lands; and
- (10) until Phase B is erected none of the foregoing provisions of this by-law shall apply to prevent the use of the building existing in the year 1989 on lands known in the year 1989 as No. 100 Huntley Street as a television studio and related office uses.

5. Except where in this by-law a contrary intention appears, the definition of the word “*grade*” and of the expressions “*loading space – Type B*”, “*loading space – Type C*”, “*parking space*”, “*non-residential gross floor area*”, “*dwelling unit*” and “*common outdoor space*” contained in the aforesaid By-law No. 438-86 shall respectively apply to such word and expressions where used in this by-law.
6. For the purpose of this by-law the expression “*street-related retail and service uses*” is defined as set out in Section 2(1) of the aforesaid By-law No. 438-86 except that the words “five metres” are deleted and the words “nine metres” are substituted therefor.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
Deputy City Clerk.

Council Chamber,
Toronto, May 19, 1989.
(L.S.)

Current Official Plan Amendment

18.240 Lands Known as 321 Bloor Street East and Certain Lands Southeast of Mount Pleasant Road.

Notwithstanding Sections 13.10, 13.11, 13.12 and 13.13 of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.240 to permit the building existing in the year 1989 on the portion of the lands shown as Area 1 of such map to have a non-residential gross floor area not exceeding 36,535 square metres (of which 160 square metres is used for no purpose other than a pedestrian bridge connecting to the existing building) and to permit the erection and use of a building containing commercial and residential uses on the portion of the lands shown as Area 2 on the aforesaid map provided

1. Area 1 and the aforesaid building existing thereon are designated under the Ontario Heritage Act and a Heritage Easement Agreement is entered into by the owner respecting the retention of such building; and
2. The building within Area 2 contains a non-residential gross floor area not exceeding 46729 square metres and not more than 29 dwelling units.”

APPLICATION DATA SHEET

Site Plan Approval: No File Number: **100009**
Rezoning: Yes Application Number: **CMB20000009**
O.P.A.: Yes Application Date: 05/10/2000
Municipal Address: 577 Jarvis St
575 Jarvis St
Nearest Intersection: East side of Jarvis Street and Mount Pleasant Road
Project Description: Commercial office building addition with at grade retail and underground parking

Applicant: **Agent:** **Architect:** **Owner:**
URBAN STRATEGIES INC.
257 Adelaide Street West
Toronto M5H1X9

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Site Specific Provision:
Zoning District: Historical Status:
Height Limit (m): 0 Site Plan Control Area: No

PROJECT INFORMATION

Site Area: 1895 **Height:** Storeys: 12
Frontage: 43.7 Meters: 56
Depth: 42.6
Indoor Outdoor
Ground Floor GFA: 943 Parking Spaces: 150 0
Residential GFA: 0 Loading Docks: 0
Non-Residential GFA: 13821 Loading Docks Type:
Total GFA: 13821

DWELLING UNITS

Tenure Type: Other
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3+ Bedroom: 0
Total Units: 0
Total Proposed Density: 7.29

FLOOR AREA BREAKDOWN

Above Grade Below Grade
Residential GFA:
Retail GFA: 702
Office GFA: 13119
Industrial GFA: 0
Industrial/Other GFA: 0

COMMENTS Application received

Current Status: Open Latest Event Target DateActual Date
Outcome Received 05/10/2000

Data Valid: May 10, 2000 Planner: Parker, Elyse Phone: (416) 392-7363

Area: East Planning Office: Toronto