

TORONTO STAFF REPORT

September 1, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Further Report
OPA & Rezoning Application 05 104157 STE 27 OZ
Applicant: Roslyn Houser, Goodmans LLP
Architect: Architects Alliance
590 Jarvis Street
Ward 27, Toronto Centre-Rosedale

Purpose:

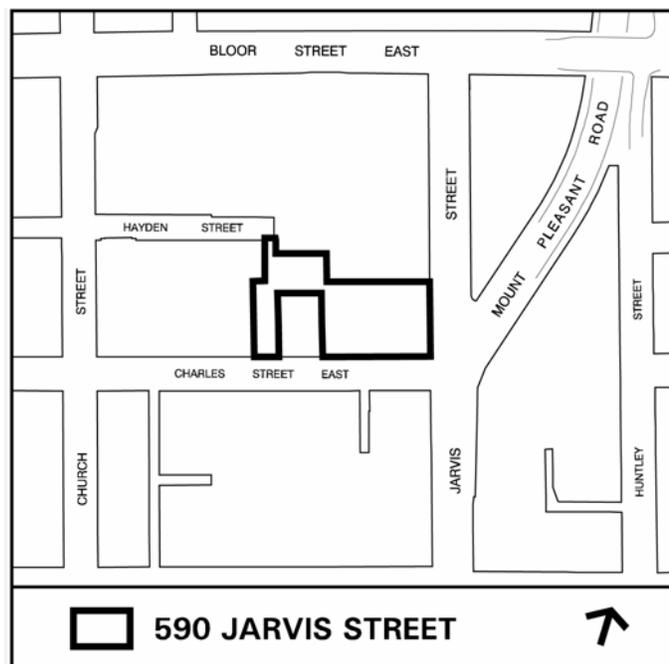
This report provides information on the proposed development and seeks Council direction in order to proceed with the application.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that the Director, Community Planning, Toronto and East York District, complete his review of the application and bring forward a Final Report, with appended by-laws, which would allow for a building on the property not exceeding 129 metres to the main roof line.



Background:

At the Toronto and East York Community Council meeting on July 5, 2005, Community Council made the following motion:

- (1) referred the report from the Director, Community Planning, South District, back to the Director and
- (2) requested the Director, Community Planning, South District, to report to the September 19, 2005 meeting of the Toronto and East York Community Council meeting with a further report after having reconsidered his position and after having considered other options; and, in consultation with appropriate City staff, include recommendations on recommended Section 37 benefits.

Comments:

Height

At the July 5, 2005 Community Council meeting, Community Council had before it a Refusal and Directions Report which recommended refusal of the application for a 141.5-metre, 436-unit residential condominium building and requested the applicant to revise the application to address issues, in particular, a reduction in height.

Subsequent to the July 5, 2005 meeting of Community Council, staff and the applicant met on a number of occasions. At one meeting, the applicant proposed a 0.3 metre (1 foot) floorplate reduction with no overall height reduction. Staff reviewed this proposal and advised that the proposed floorplate reduction was insignificant and would not result in any noticeable change to the building.

Later, in a working session facilitated by Councillor Kyle Rae, the applicant proposed a 12-metre height reduction from 141 metres to 129 metres at the main roof line. This would be a reduction of approximately four storeys.

The residential tower has been located at the east end of the site marking the confluence of Jarvis Street, Mount Pleasant Road and Charles Street East. A two-storey amenity pavilion is located directly west of the proposed tower matching the scale and setback of the Gerstein Centre, thereby reinforcing the low scale character of this part of Charles Street East. The location of the proposed tower on the east end of the site also allows for sunlight and a view corridor to the stained glass window of St. Paul's Anglican Church to the north. Further, almost one half of the site is to be landscaped open space including a public plaza along Jarvis Street, a green setback along Charles Street East and a landscaped open area and walkway that connects with the publicly accessible open space and walkways at the east end of Hayden Street.

The location of a significant residential building will contribute to the regeneration of this intersection. The unique design of the building will provide a landmark demarking the entrance to the downtown from Mount Pleasant Road.

Section 37

Section 37 of the Planning Act permits the City to secure community benefits from development projects in exchange for granting increases in height and density. The exact amount of the Section 37 benefit is still in negotiation but it is proposed that the monies be directed towards the Jarvis Street Improvement Project and implementation of streetscape improvements at the Jarvis/Charles/Mount Pleasant intersection where there is opportunity to create a significant feature and other area benefits.

Conclusions:

Community Planning and Urban Design staff advise that a 129-metre tall building could be supported as part of an overall, but not yet complete, review of the proposal. The proposed height reduction to 129 metres, while exceeding the height regime, is acceptable at this location. The residential building will provide for a landmark building that will assist in creating an important intersection at Jarvis Street and Mount Pleasant Road.

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