

**308-314 Jarvis Street and 225 Mutual Street - Zoning Amendment Application – Supplementary Report**

<b>Date:</b>	August 8, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	12 110573 STE 27 OZ

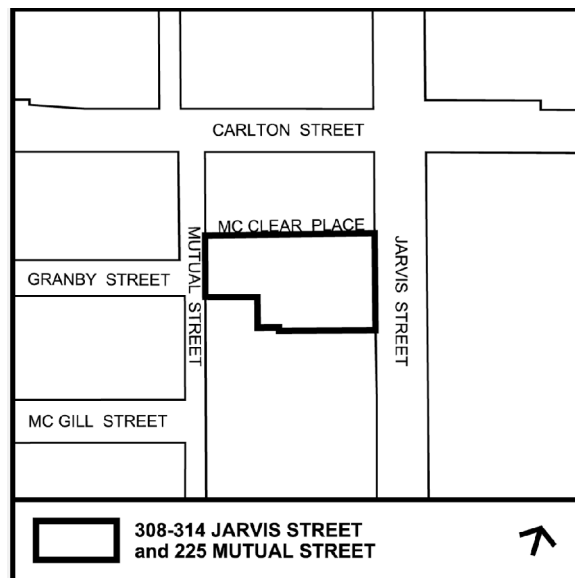
**SUMMARY**

At its meeting of May 15, 2012 Toronto and East York Community Council deferred consideration of the Refusal Report respecting the Zoning Amendment Application for 308-314 Jarvis Street and 225 Mutual Street until its scheduled meeting on September 11, 2012. Staff have met with the applicant and no revised plans have been submitted. Staff continue to recommend refusal of the application as outlined in the Staff report dated March 28, 2012.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council adopt the recommendations of the report dated March 28, 2012, from the Director, Community Planning, Toronto and East York District, respecting the Refusal Report – 308-314 Jarvis Street and 225 Mutual Street – Zoning Amendment Application.



**Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

At its meeting of May 15, 2012 Toronto and East York Community Council deferred consideration of the Refusal Report respecting the Zoning Amendment Application for 308-314 Jarvis Street and 225 Mutual Street until its scheduled meeting on September 11, 2012.

It further directed City Planning Staff to continue negotiations with the applicant to reduce the height and density of the proposal to:

- a. minimize the shadow impact on Allan Gardens and the designated *Neighbourhood* to the west;
- b. achieve an appropriate transition to the neighbourhood to the south and west; and
- c. enhance the Jarvis Street Cultural Corridor.

## **COMMENTS**

A meeting was held with the applicant to discuss potential revisions to their plans on July 18, 2012. At that meeting the applicant presented a "without prejudice" set of plans that attempted to address the comments of Planning Staff. Although there were some positive changes to the scheme, the overall development massing remained largely unchanged and did not address the key issues of transition to the *Neighbourhood* and shadow impacts on Allan Gardens.

The applicant has not submitted a revised proposal. As such, City Planning only has the original proposal in front of them and the arguments for refusal remain unchanged. A detailed description of those arguments can be found in the original refusal report (<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-46809.pdf>)

## **CONTACT**

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## **SIGNATURE**

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