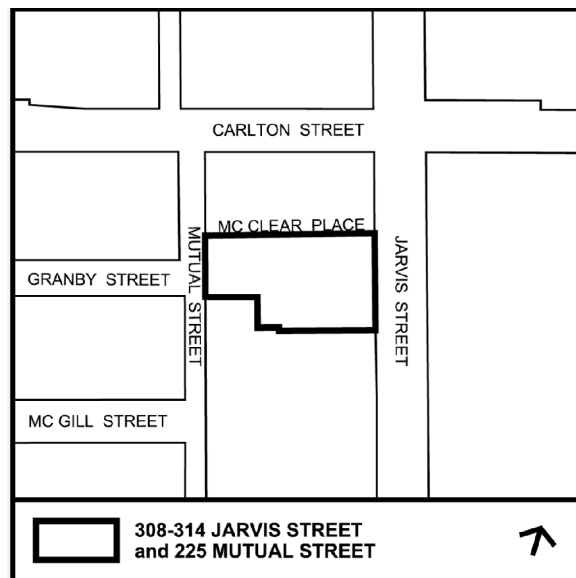


**308-314 Jarvis Street and 225 Mutual Street - Zoning Amendment Application – Supplementary Report**

<b>Date:</b>	September 6, 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. As revisions had not been received by the agenda deadline, staff submitted a report dated August 8, 2012 and continued to recommend refusal. The applicant subsequently submitted revised plans on August 23, 2012. Those plans are now in circulation for review and comment. As a result, this report recommends that any decision on this matter be further deferred until such time as full comments are received and the revision reported on. Staff are targeting the first quarter of 2013 for a final report.



**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council defer any decision on the zoning amendment application for 308-314 Jarvis Street and 225 Mutual Street until such time as comments have been received from appropriate divisions and agencies and a new report on the revised application can be brought forward.

2. Staff be directed to schedule a community consultation meeting for the lands at 308-314 Jarvis Street and 225 Mutual Street, together with the Ward Councillor, in the event the Chief Planner and Executive Director, Toronto and East York District is satisfied such a meeting is warranted, and notice of any such meeting to be given to landowners and residents within 120 metres of the site.

### **Financial Impact**

There are no financial implications.

### **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. Staff received a partial revised submission on August 23, 2012. Staff have circulated the revision for comment from appropriate City divisions and agencies including Heritage Preservation Services and Technical Services. City Planning Staff have compared the revised submission with the previous submission and the revisions include the following:

- The application has been revised so that servicing is proposed to occur from Jarvis Street and internal to the site. This allows for the heritage building on site to remain in place. The applicant is further proposing that no excavation will occur under the heritage building;
- The tower height has been lowered from 50 storeys (151.5 metres) to 43 storeys (135.5 metres);
- The proposed unit count has been reduced from 590 units to 470 units with the mix of units changing as well. Notably the three bedroom units have increased from 7 units (1%) to 47 units (10%); and

- The proposed parking has been reduced from 354 spaces to 306 spaces. Overall the tower is located in the same position it was in the previous submission based upon a comparison of setbacks (see the Revised Application Data Sheet – Attachment 1, for more detailed site statistics).

While the above-noted changes are generally positive, the proposed tower height and position remain a serious issue for City Planning Staff. A reduction in height of seven storeys, is insufficient to address the concerns of Staff that include: transition, shadowing, and compliance with applicable Official Plan policies including Site and Area Specific Policy 151, outlined in the Refusal Report dated March 28, 2012.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-46809.pdf>

### **Downtown Tall Buildings Project**

On July 11, 12, and 13, 2012 Toronto City Council adopted with amendments the recommendations of Staff to implement the Downtown Tall Buildings Project. Staff will assess how the revised development complies with the tall buildings design guidelines and performance standards in the next final report. It should be noted that the proposed location on Jarvis Street, between Carlton Street and Gerrard Street East, is not a designated "High Street" or "Secondary High Street".

### **CONTACT**

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### **SIGNATURE**

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Raymond David, Director  
Community Planning, Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Revised Application Data Sheet

## Attachment 1: Revised Application Data Sheet

Application Type	Rezoning	Application Number:	12 110573 STE 27 OZ
Details	Rezoning, Standard	Application Date:	January 23, 2012 (revised August 27, 2012)
Municipal Address:	308-314 JARVIS STREET AND 225 MUTUAL STREET		
Location Description:	CON 1 FB PARK PT LOT 6 **GRID S2712		
Project Description:	Proposal to construct a 43-storey mixed-use building, inclusive of a 9-storey podium. The proposal contains 470 units, 4 of which are townhouse units fronting onto Mutual Street. Five levels of below grade parking are proposed, with the retention of the existing heritage home.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Fraser Milner Casgrain, LLP 77 King Street West, Ste 400 Toronto-Dominion Centre Toronto, ON, M5K 0A1	Bousfields, Inc. 300 Church St., Ste 300 Toronto, ON M5E 1M2	Quadrangle Architects Ltd. 380 Wellington St. W. Toronto, ON M5V 1E3	Duration Investments Ltd. 1501 Woodbine Ave, Ste. B1-B2, Toronto, ON M4C 4H1

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: No. 151
Zoning:	CR T4.0 C1.0 R4.0	Historical Status: Yes
Height Limit (m):	30	Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	3211	Height:	Storeys:	43
Frontage (m):	46		Metres:	135.5
Depth (m):	78.52			
Total Ground Floor Area (sq. m):	2,301			<b>Total</b>
Total Residential GFA (sq. m):	39,095		Parking Spaces:	306
Total Non-Residential GFA (sq. m):	2,683		Loading Docks	1
Total GFA (sq. m):	41,778			
Lot Coverage Ratio (%):	Unknown			
Floor Space Index:	13.01			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	39,095	0
Bachelor:	0	Retail GFA (sq. m):	495	0
1 Bedroom:	291(62%)	Office GFA (sq. m):	0	0
2 Bedroom:	132 (28%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	47 (10%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	470			

**CONTACT: PLANNER NAME: Giulio Cescato, Planner**  
**TELEPHONE/EMAIL: (416) 392-0459/gcescat@toronto.ca**