

186-188 Jarvis Street Zoning Amendment Application - Preliminary Report

Date:	October 16, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	12 245456 STE 27 OZ

SUMMARY

This application proposes a 27 storey student residence in partnership with Ryerson University. The project is proposed to contain 197 units (583 beds) with commercial or retail uses on the ground floor at the property known municipally as 186-188 Jarvis Street.

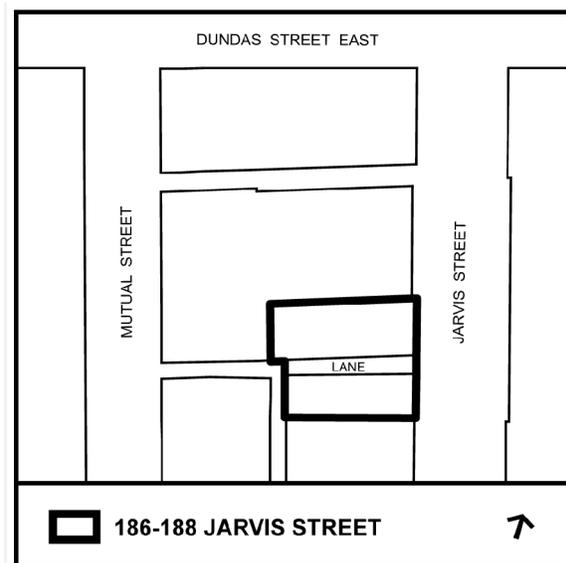
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Next steps include the scheduling of a community consultation meeting, the date of which is yet to be determined. A final report is targeted for the second quarter of 2013. The target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 186-188 Jarvis Street together with the Ward Councillor.



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*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On March 2, 1993 the former City of Toronto enacted site specific Zoning By-law 192-93 for the properties at 186-188 Jarvis Street that permits the construction of a 45 metre high (approximately 14-storey) social housing apartment building massed in a slab-like form from the northern property line to the southern property line. The setbacks from the northern and southern property lines are zero metres, stepping back slightly from the tower height at 41 metres to 45 metres.

Pre-Application Consultation

A pre-application consultation meeting was held April 19, 2012 with the applicant to discuss the appropriateness of the built form. The applicant was advised that the height as proposed would not be supported, that the applicant should consider shifting the tower south further away from the condominium at 192 Jarvis Street to the north of the site and the westerly addition of the tower should be reduced significantly or removed. Complete application submission requirements were subsequently emailed to the applicant.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 27-storey student residence including a 2-storey podium. The proposed podium is to be constructed from the northern property line to the southern property line, wrapping along the extent of the northern property line in an approximate L-shape.

The tower element is proposed to rise from the approximate centre of the podium. It is proposed to have a 10.5 metre separation distance from the extent of the balconies at 192 Jarvis Street and a separation distance of 6.5 metres from the blank wall of the building to the south. The tower has a minimal setback of 1.0 metres from Jarvis Street which tapers to zero as it moves south. The width of the sidewalk is 4.5 metres or greater. The City of Toronto aims to achieve a minimum width of 4.8 metres as per the consolidated tall buildings guidelines.

The tower is approximately rectangular in shape with a maximum height of 88.75 metres including the mechanical penthouse. The tower also protrudes to the western limit of the property line. The applicant has stated that the proposed floor plate of the tower is 663 square metres.

A ramp for the underground garage is located along the southern property line with access proposed from the laneway to the west. The City-owned laneway that bisects the site was declared surplus as part of the previous rezoning and is proposed to be purchased by the applicant.

Site and Surrounding Area

The subject site is generally rectangular in shape and has an area of approximately 1,273 square metres. The site bisected by a City-owned lane. The site is currently used as a surface level parking lot.

North: To the north of the site is a 14-storey condominium tower at 192 Jarvis Street. Further north is the approved PACE condominium tower at 155 Dundas Street East with a height of 43 storeys. North of Dundas Street East along Jarvis Street is a vacant parking lot owned by the Province of Ontario and proposed provincial offices at 222 Jarvis Street.

East: Directly to the east of the site is Jarvis Street and beyond that is the Grand Hotel, a 14 storey building. Moving further to the east is George Street and Pembroke Street which have a variety of low-scale residential built form as well as the Ecole Gabrielle Roy.

South: To the south of the site is an 11-storey co-op building (The Hazelburn Co-operative at 178 Jarvis Street). Continuing south there is a 10-storey residential building and the Harbour Light Centre at 160 Jarvis Street.

West: To the immediate west of the site is a north-south public lane, continuing west there is a 2-storey apartment building with surface parking at the rear and a commercial parking lot to the north.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required 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, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto's Official Plan contains a number of policies that affect the proposed development.

Chapter 2 – Shaping the City

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the *Downtown* area as defined by Map 2 of the City of Toronto Official Plan. Section 2.2.1 outlines the policies for development within the *Downtown*. The downtown is where most of the growth in the City of Toronto is expected to occur. The *Downtown* will continue to evolve as the premier employment area of the City of Toronto and provide a range of housing for those working in the area. The City will also explore opportunities to maintain and improve the public realm.

Not all of the *Downtown* is considered a growth area. The City of Toronto Official Plan states that: "while we anticipate and want *Downtown* to accommodate growth, this growth will not be spread uniformly across the whole of *Downtown*. In fact, there are many residential communities *Downtown* that will not experience much physical change at all, nor should they."

Transportation within the *Downtown* is expected to be accommodated by transit. Priority will be given to transit improvements in the *Downtown* and transit vehicles will be given priority on streets within the *Downtown* particularly those with streetcars. A program of improvements will be implemented to enhance the pedestrian environment and efforts made to improve the safety of walking and cycling *Downtown*.

Chapter 3 – Built Form

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a Tall Building. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to speaking about specific built form characteristics, the policy states that proposals for Tall Buildings clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site of the proposed development is in an area designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings.

Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale.

Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare. It should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Zoning

There is a site specific zoning provision that applies to this site. The site specific zoning was passed by the former City of Toronto in 1993 and permits a 45 metre social housing apartment building with a maximum gross floor area of 7,568 square metres, and a Floor Space Index (FSI) of 6. The building is massed from the northern property line to the southern property line with a height of 41 metres that steps up to the maximum height of 45 metres.

Site Plan Control

This site and application are subject to site plan control. An application for Site Plan was submitted with the zoning amendment application (12 245474 STE 27 SA) and will be reviewed concurrently.

Downtown Tall Buildings Vision and Performance Standards Design Guidelines

In July of 2012, Toronto City Council adopted the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development proposals falling within the Guideline boundaries. The Guidelines identify where tall buildings belong Downtown and establish a framework to regulate their height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources and improving the quality of life (access to natural light, sky views and privacy) for people living and working Downtown. The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area.

Guideline details are available at: <http://www.toronto.ca/planning/tallbuildingstudy.htm>.

The subject property is located on Jarvis Street, between Dundas Street East and Shuter Street and is located within the Downtown Tall Buildings Vision and Performance

Standards Design Guideline boundaries. The Guidelines will therefore be used to evaluate this proposal.

Jarvis Street is identified as a High Street on Map 1 with a maximum permitted height of 25 storeys within a tower-podium built form area identified on Map 3.

Tree Preservation

The applicant's arborist has stated that there are no trees on the site that fall within the City's tree protection by-law. Urban Forestry Staff will evaluate the arborist report.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Reasons for the Application

The applicant requires an amendment to the zoning by-law to permit the proposed built form and use. The applicant is seeking a height of 83.8 metres where 45 metres is permitted and a FSI of 14 where 6 is permitted. The applicant may also require relief from the parking and amenity space provisions of the zoning by-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Arborist Report
- Traffic and Parking Assessment;
- Microclimatic Analysis;
- Servicing Report; and
- Storm Water Management Report.

A notice of complete application was issued on October 15, 2012.

Issues to be Resolved

The proposed building has a number of built form issues and would not normally be supported by Planning Staff. However, the applicant has permission for an as-of-right

building that City Staff also consider to be problematic and which would have a negative impact on the quality of life of the residents of the building to the north if built. For these reasons, City Planning Staff are seeking to improve upon the as-of-right building envelope through further consideration of this proposal. There are still a number of issues to be resolved. These issues include:

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.
2. Conformity with Official Plan policies, particularly with respect to public realm, heritage, built form and built form for tall buildings.
3. Concern that the project currently constitutes overdevelopment of the site, as the tower does not meet current guidelines for separation distance, setbacks and stepbacks.
4. Conformity with *Design Criteria for Review of Tall Building Proposals* and the *Downtown Tall Buildings Vision and Performance Standards Design Guidelines*. Built form concerns including: height and density of the proposal, separation distance from surrounding buildings, shadow impacts on surrounding properties, open space and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection.
5. Adequacy of the proposed development's indoor and outdoor amenity space.
6. Shadow impacts on neighbouring buildings.
7. The appropriateness of a student residence use in this area and how it can be secured through appropriate zoning.
8. Sustainability approach including compliance with the TGS.
9. The provision of continuous weather protection along the podium.
10. Identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

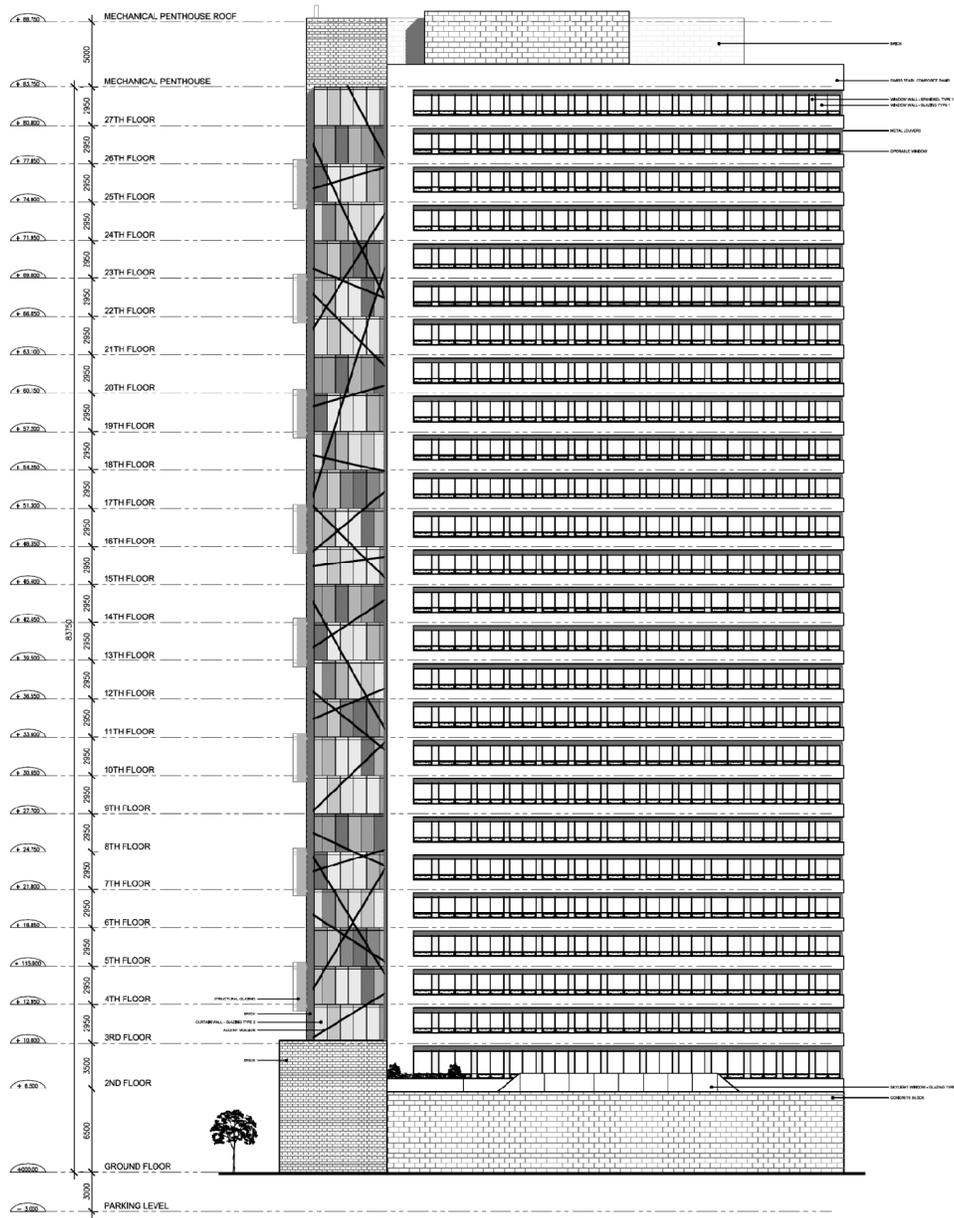
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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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: Zoning
Attachment 7: Application Data Sheet

Attachment 2: North Elevation



North Elevation

Elevations

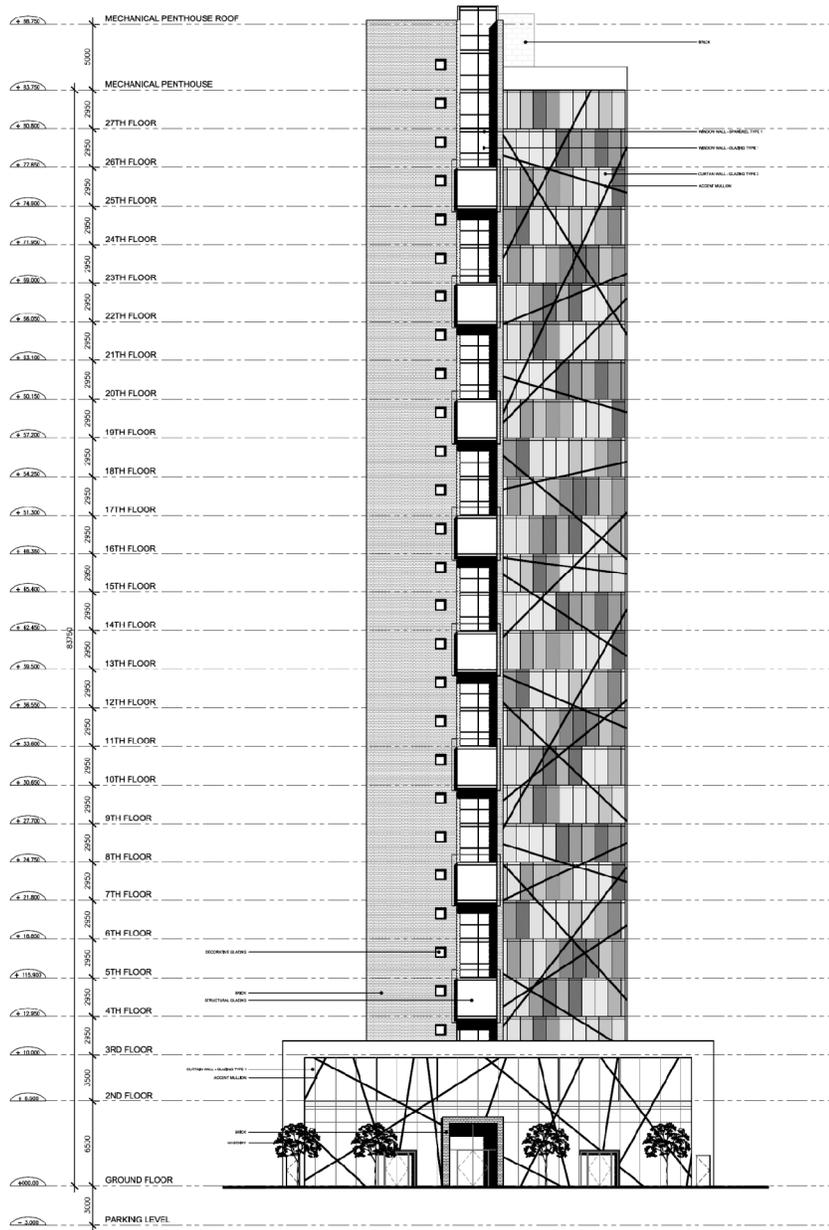
Applicant's Submitted Drawing

Not to Scale
10/10/2012

186-188 Jarvis Street

File # 12 245456 0Z

Attachment 3: East Elevation



East Elevation

Elevations

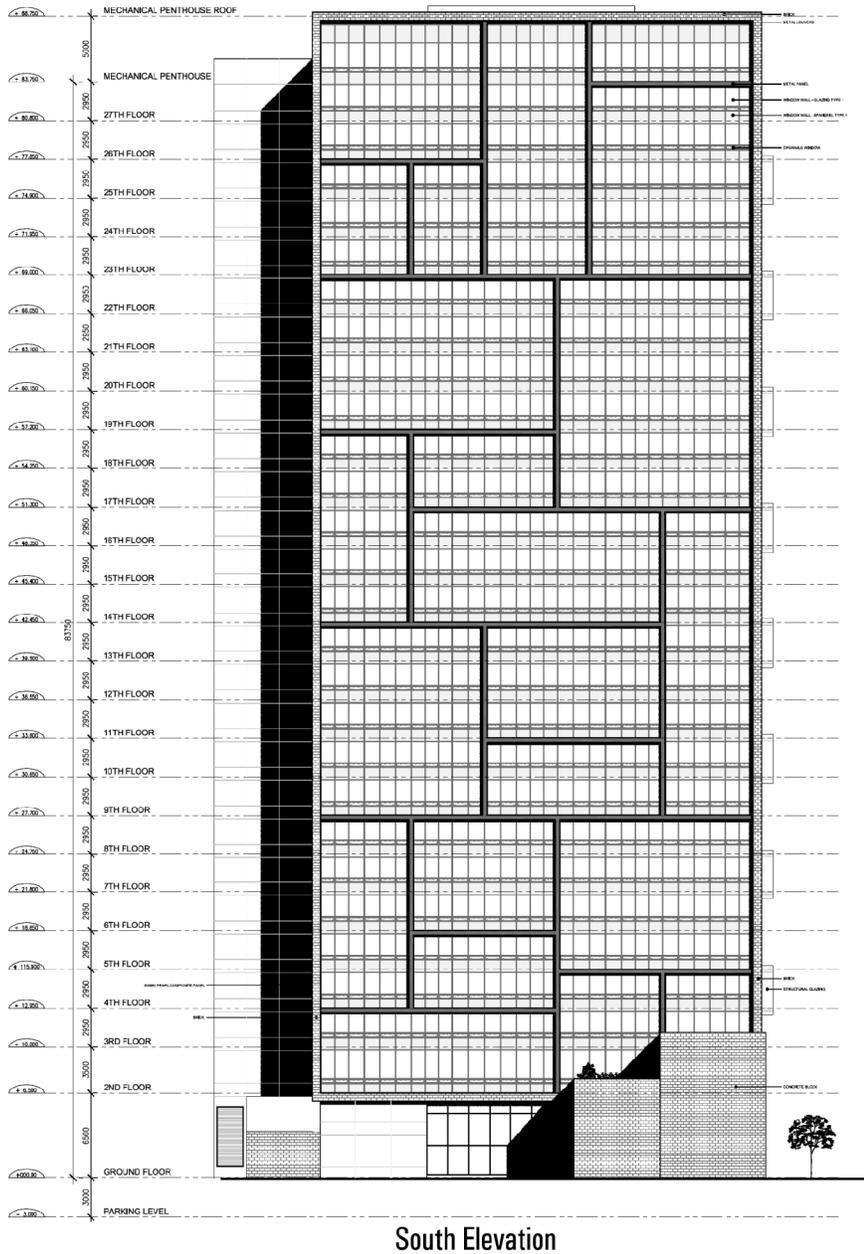
Applicant's Submitted Drawing

Not to Scale
10/10/2012

186-188 Jarvis Street

File # 12 245456 0Z

Attachment 4: South Elevation



Elevations

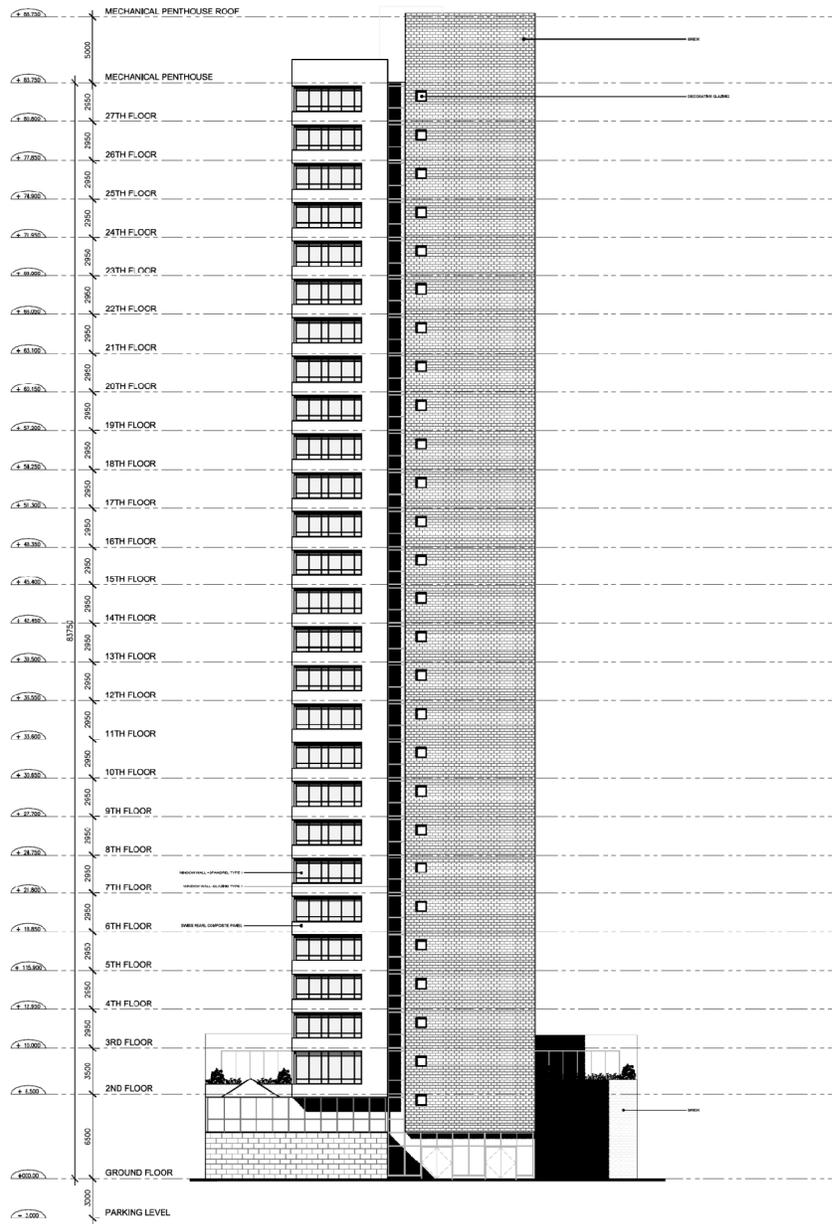
Applicant's Submitted Drawing

Not to Scale
10/10/2012

186-188 Jarvis Street

File # 12 245456 0Z

Attachment 5: West Elevation



West Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
10/10/2012

186-188 Jarvis Street

File # 12 245456 0Z

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 245456 STE 27 OZ
Details	Rezoning, Standard	Application Date:	September 12, 2012
Municipal Address:	186 JARVIS ST		
Location Description:	PLAN 10A PT LOT 22 **GRID S2714		
Project Description:	Rezoning application for the construction of a new student residence operated in partnership with Ryerson University. The height is proposed to be 27-storeys with 197 units (583 beds), 16 parking spaces (14 underground and 2 at grade). The applicant is also proposing 165 bicycle parking spaces. Please also see 12 245474 STE 27 SA for site plan approval application.		

Applicant:	Agent:	Architect:	Owner:
Bousfields, Inc. 3 Church St., Ste 200 Toronto, ON M5E 1M2	Bousfields, Inc. 3 Church St., Ste 200 Toronto, ON M5E 1M2	Young+Wright/IBI Group Architects 230 Richmond Street West, 5 th Floor Toronto, ON M5V 1V6	1418297 Ontario Ltd. 11 Church St., Ste 200 Toronto, ON M5E 1W1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific By-law:	Y (192-93)
Zoning:	CR T4.0 C2.0 R4.0	Historical Status:	N
Height Limit (m):	45 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1272.5	Height:	Storeys:	27
Frontage (m):	32.8		Metres:	83.8
Depth (m):	43.4			
Total Ground Floor Area (sq. m):	807.5			Total
Total Residential GFA (sq. m):	17420.03		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	361.07		Loading Docks	1
Total GFA (sq. m):	17781.7			
Lot Coverage Ratio (%):	63.46			
Floor Space Index:	13.97			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Student Res.		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17420.03	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	17	Office GFA (sq. m):	0	0
2 Bedroom:	77	Industrial GFA (sq. m):	0	0
3 + Bedroom:	103	Institutional/Other GFA (sq. m):	361.07	0
Total Units:	197 (583 beds)			

CONTACT:	PLANNER NAME:	Giulio Cescato, Planner
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