



**IBI Group**  
5th Floor–230 Richmond Street West  
Toronto ON M5V 1V6 Canada  
tel 416 596 1930  
fax 416 596 0644

November 21, 2012

Chairman & Members  
Planning and Growth Management Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Sir/Madame:

**DRAFT CITY-WIDE ZONING BY-LAW - TKG STORAGE MART PROPOSED DEVELOPMENT FOR 257 JARVIS STREET**

IBI Group are consultants to TKG StorageMart Partners, L.P. for their proposed commercial and self-storage warehouse use for the vacant space within the existing building at 257 Jarvis Street in the City of Toronto. TKG StorageMart Partners, L.P. is proposing to acquire 8 parking spaces and vacant space within the existing building that was originally envisioned for an indoor roller skating rink as well as other uses from the Toronto Community Housing Corporation.

TKG StorageMart is proposing to convert the existing vacant ground floor of the existing 10-storey mixed-use building at 257 Jarvis Street into a new self-storage warehouse with a new mezzanine level. The self-storage use would occupy 5,876 m<sup>2</sup> (63,274 sq.ft.) gross floor area. They will be constructing an additional elevators and loading spaces within the existing building to facilitate the movement of the goods associated with the self-storage warehouse use. They required a variance to maximum non-residential gross floor area regulation in Site Specific By-law 487-91 and the permitted use, as well as the minimum parking space requirements of By-law 438-86 for their proposed development.

On July 11, 2012, the City of Toronto Committee of Adjustment granted the six variances to the Zoning By-law that TKG StorageMart Partners, L.P. previously applied for (see Appendix A). The City of Toronto Committee of Adjustment granted a variance to the maximum non-residential gross floor area restriction in Site Specific By-law 487-91 to permit 5,875 m<sup>2</sup> gross floor area of self-storage warehouse use and 411 m<sup>2</sup> gross floor area for other permitted commercial land uses. The Committee also reduced the minimum parking space requirement for the entire property from 218 to 216 parking spaces to permit TKG StorageMart to replace 2 parking spaces within two additional elevators to move goods within the self-storage warehouse facility. The Committee also reduced the on-site parking space requirements for the proposed self-storage warehouse use and other proposed commercial uses for the Jarvis Street frontage. On August 1, 2012, these variances became final and binding because the Committee received no appeals to this variance decision (see Appendix B).

TKG StorageMart has not secured site plan approval or building permits for their proposed use and the transition provisions are not sufficient to guarantee their ability to proceed with their proposed retail uses and their proposed self-storage warehouse use for the existing building at 257 Jarvis Street. Therefore, they are requesting that site specific regulations be included in the new city-wide zoning by-law for their proposed uses.

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Chapter 900 Site Specific Exceptions of the new draft Zoning By-law identifies Site Specific By-law 487-91 as prevailing by-law for the 257 Jarvis Street site through the exception regulation in Subsection 900.00.10 (1597) for the Commercial Residential Zone which it applies to the Jarvis Street frontage and through the exception regulation in Subsection 900.2.10 (639) for the Residential Zone which it applies to the George Street frontage. These regulations and some of the other proposed regulations within the new draft city-wide Zoning By-law would not permit TKG StorageMart Partners, L.P. proposed development.

Therefore, TKG StorageMart Partners, L.P. is requesting the City of Toronto Planning and Economic Growth Committee City of Toronto land use planning staff to include additional regulations into these Chapter 900 Site Specific Exceptions that will:


- Continue to permit self-storage warehouse use on the subject 257 Jarvis Street site (as previously approved by the Committee of Adjustment on July 11, 2012).
- Continue to permit 5,876 m<sup>2</sup> gross floor area (exclusive of parking and loading space) to be used for self-storage warehouse use.
- Continue to permit 411 m<sup>2</sup> gross floor area of existing building space on the Jarvis Street frontage to be used for the uses listed in Subsection 40.10.20.10(1)(A) or 4.10.20.20(1)(A) of the City of Toronto's new Zoning By-law.
- Reduces the minimum parking space requirement for the self-storage warehouse use from 0.6 spaces per 100 m<sup>2</sup> to 0.1 spaces per 100 m<sup>2</sup> to recognize the 6 existing parking spaces that our clients will be acquiring and using for the self-storage warehouse use.
- Continue to exempt the moving store, as well as office use associated with the self-storage warehouse use and the 411 m<sup>2</sup> gross floor area of existing building space to be used for other commercial uses (permitted by the Commercial Residential Zone) from the minimum bicycle parking space requirements in Chapter 230 and parking space regulations in Chapter 200 of the new draft by-law. This regulation would extend these current vehicle and bicycle parking space exemption that would apply to some commercial uses to a broader range of commercial uses.
- Exempt the 6,028 m<sup>2</sup> gross floor area on the 257 Jarvis Street property that is proposed to be used for the self-storage warehouse uses and other non-residential uses from the loading space regulations in Chapter 220.5 of the new draft Zoning By-law because alternative loading space facilities are proposed to be supplied on this property. The Type G loading space that Site Specific By-law 487-91 requires would be maintained and serve all of the land uses on the property. In addition, TKG StorageMart Partners, L.P. is proposing to construct additional loading spaces within the existing building but these loading spaces shall not meet the vertical clearance requirements of the new draft Zoning By-law.

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This request is in the public's interest because it will facilitate the introduction of a viable commercial uses into an existing Toronto Community Housing building that has been vacant for many years to animate Jarvis Street to the north of Dundas Street East.

Yours truly

**IBI GROUP**



John Lohmus  
Senior Associate

JL:kg

cc: Councillor Kristyn Wong-Tam  
Mr. Ian Graham, City of Toronto  
Mr. Howard Sloan  
Mr. Mike Burnam, TKG StorageMart Partners, L.P.

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## **APPENDIX A**

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JOHN LOHMUS  
C/O IBI GROUP  
230 RICHMOND ST W  
TORONTO ON M5V 3E5

**Mailed on/before:** Thursday, June 21, 2012

**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, July 11, 2012 at 1:00 p.m.

**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0240/12TEY	Zoning	Waiver, CR, R3, By-law 487-91
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Toronto Centre-Rosedale (27)
Agent:	JOHN LOHMUS		
Property Address:	257 JARVIS ST	Community:	
Legal Description:	RP 64R14301 PARTS 1 TO 6 8 TO 23 26 27 47 52 55 TO 66		

**PURPOSE OF THE APPLICATION:**

To alter the existing redevelopment plan for the 10-storey mixed use building approved under Site Specific By-law 487-91 by constructing a new elevator in the below grade parking garage thereby reducing the number of provided parking spaces by two spaces; and to convert the existing vacant roller skate rink on the ground floor of the existing 10-storey mixed use building to a new Self-Storage warehouse with a new mezzanine level. Further, to provide non-residential uses within vacant at grade units along Jarvis Street and to convert a waste handling space to loading facility.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**223. Section 8(1)(f)(b)(vii), By-law 438-86**

A "cold storage locker plant" is permitted.  
In this case, a "Class A Storage Warehouse" is proposed.

**224. Section 1(7), By-law 487-91**

The maximum permitted non-residential gross floor area for the roller skating rink is 3,850 m<sup>2</sup>.  
The non-residential gross floor area will be 5,876 m<sup>2</sup> for self-storage use.

**225. Section 1(11), By-law 487-91**

There shall be a minimum of 218 parking spaces provided on Parcel A.

There will be 216 parking spaces provided on Parcel A.

**226. Section 1(8), Site Specific By-law 487-91**

The Maximum permitted non-residential gross floor area is 340 m<sup>2</sup> for purposes other than the roller skating rink.

There will be 411 m<sup>2</sup> non-residential gross floor area for uses permitted by the CR Zone.

**227. Section 4(5)b Schedule 1, By-law 438-86**

There shall be a minimum of 14.1 parking spaces for class A storage warehouse use provided.

There will be 6 parking spaces for class A storage warehouse use provided.

**228. Section 4(5)b Schedule 1, By-law 438-86**

There shall be a minimum of 1.9 parking spaces for 563 m<sup>2</sup> net floor area for office use or a minimum of 3.22 parking spaces for 563 m<sup>2</sup> total floor area for place of amusement.

There will be 0 parking spaces for 563 m<sup>2</sup> net floor area for office use or 0 parking spaces for 563 m<sup>2</sup> total floor area for place of amusement.

## **THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES**

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is appropriate for the development of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

### **MAKING YOUR VIEWS KNOWN**

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

### **TO VIEW THE MATERIALS IN THE APPLICATION FILE**

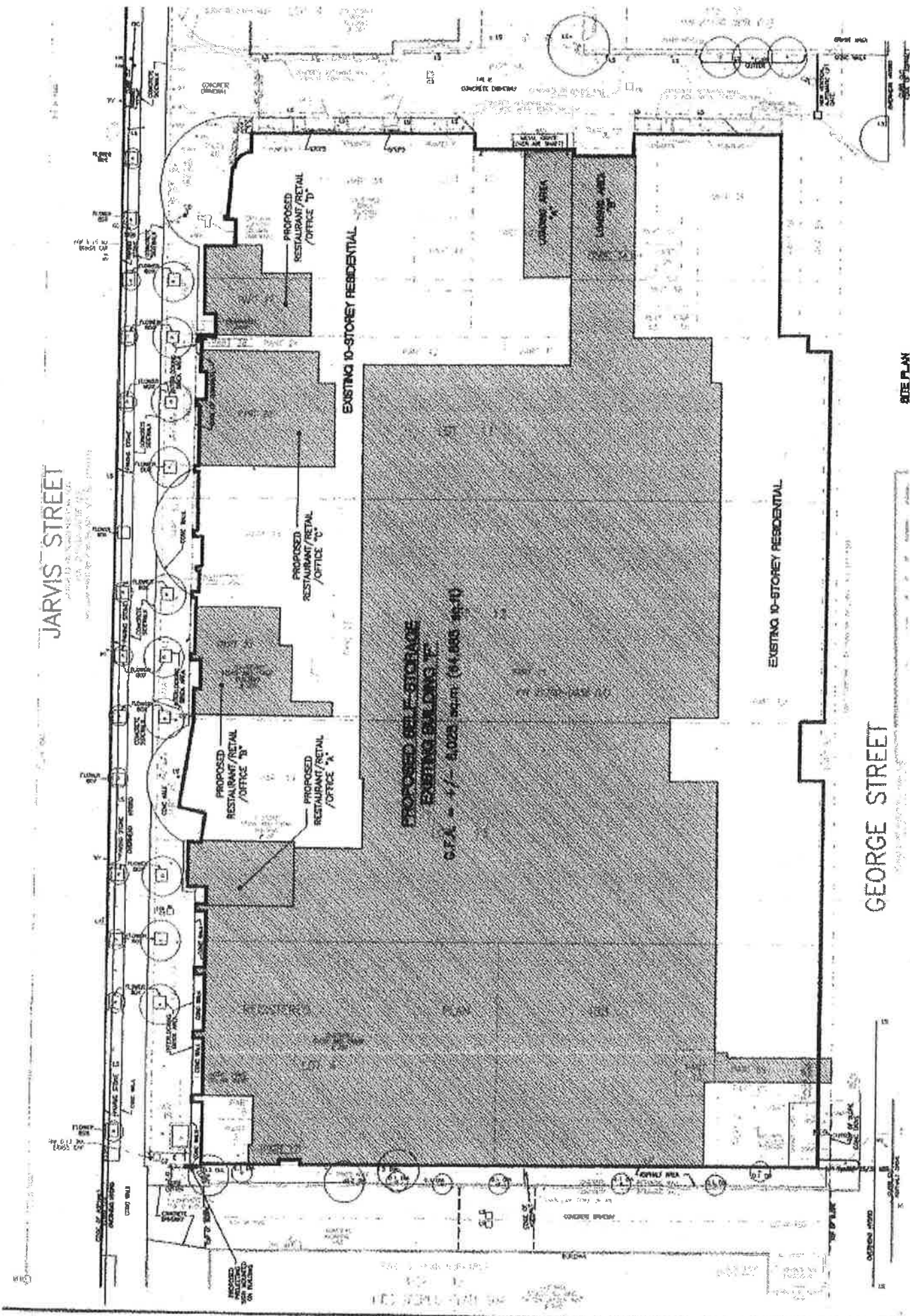
Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

### **RECEIVING A COPY OF THE COMMITTEE'S DECISION**

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

**For more information please telephone our office.** Call **Nicole Ivanov, (416) 392-7612**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel



SIDE PLAN

GEORGE STREET

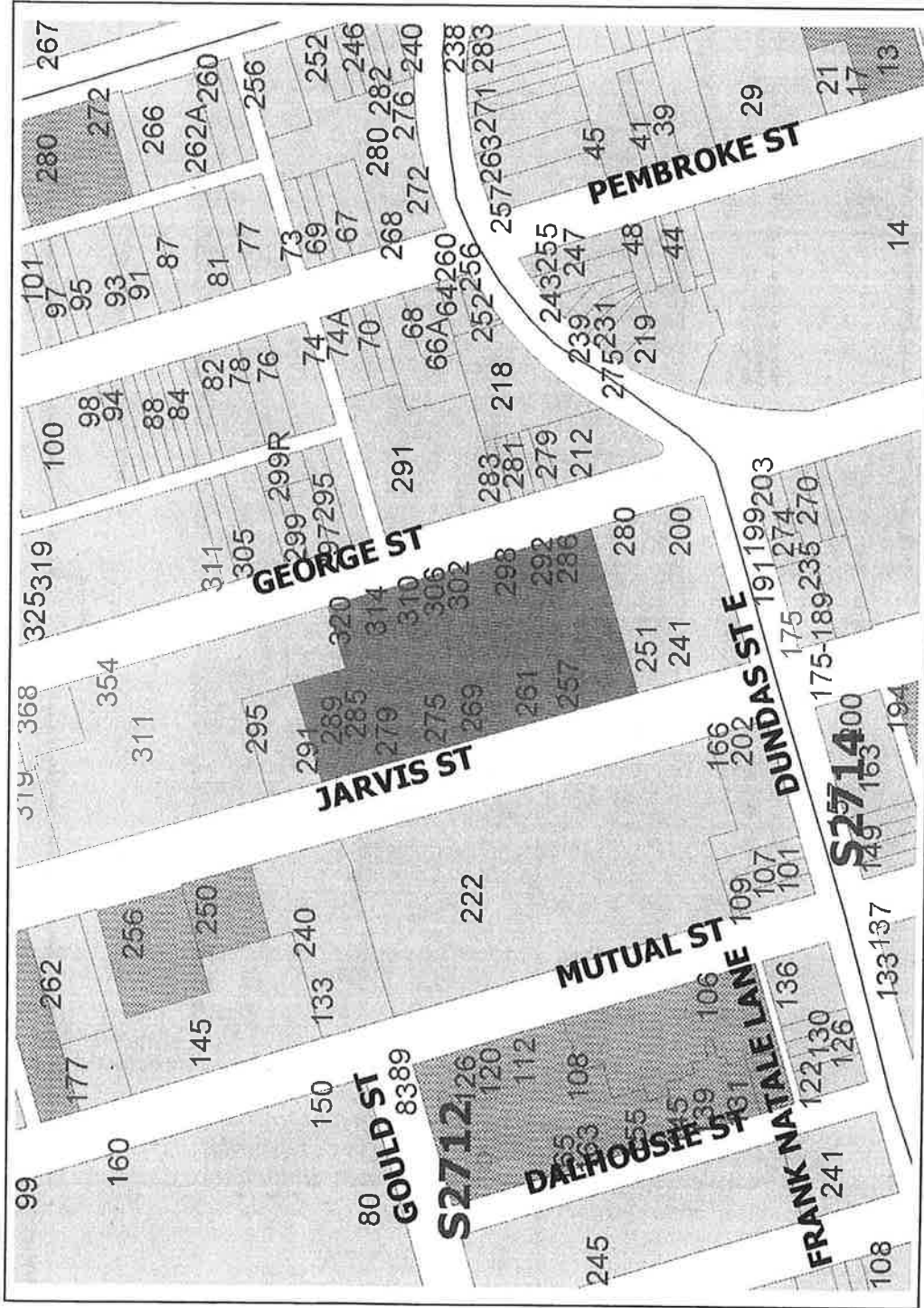
257 Jarvis St. (# A0240/12TEY) – Proposed Site Plan





# 257 Jarvis St.

# A0240/12TEY



Date: Jun, 18 2012

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## **APPENDIX B**

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JOHN LOHMUS  
C/O IBI GROUP  
230 RICHMOND ST W  
TORONTO ON M5V 3E5

Wednesday, August 1, 2012

Dear JOHN LOHMUS:

Subject: Final and Binding Decision for: 257 JARVIS ST  
Committee of Adjustment Minor Variance File No.: A0240/12TEY

This is to confirm that no appeal was filed, and the Decision of the Committee of Adjustment was Final and Binding on August 1, 2012.

Building permits are required if construction is to take place. Plans submitted to the Buildings Division should reflect any conditions imposed by the Committee of Adjustment.

When you apply for a Building Permit, please take a photocopy of this Final and Binding letter and a copy of the Decision with you.

Yours truly,



Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel