Councillor Kristyn Wong-Tam

Ward 27, Toronto Centre-Rosedale
City Hall, 160 Queen Street West
2nd Floor, Suite A5
Toronto, Ontario M5H 2N2

Tel: 416-392-7903
Fax: 416-696-4300
Councillor_wongtam@toronto.ca

Attn: Roz Dyers, Clerk
Toronto East York Community Council
City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Subject: Revisions to the Draft Zoning By-law Amendment for the Property at 571 Jarvis Street and 119 Isabella Street

To: Toronto and East York Community Council

On July 11, 12, and 13 2012, City Council adopted TE17.11 authorizing the introduction of an official plan amendment and zoning by-law for 571 Jarvis Street and 119 Isabella Street to permit an institutional building with a maximum height of four storeys (20 metres) along Jarvis Street, stepping down to three storeys (13 metres) towards Huntley Street. The proposed development would provide an expanded facility for Casey House, a hospice for persons with HIV/AIDS. The proposed development includes the retention and incorporation of the existing heritage designated structure at 571 Jarvis Street and the demolition of a heritage listed structure at 119 Isabella Street. A portion of the new building to be constructed on the site would cantilever over the existing heritage structure at 571 Jarvis Street.

Subsequent to the statutory public meeting relating to the proposed by-laws, the applicant has requested certain modifications to the draft by-law related to height for a portion of the building, introduction of a rooftop garden and garden fence screen, a 2 metre stairwell projection along the southwest of the building, and an additional building length of approximately 0.08 metres. Staff seek to secure the dimensions of the proposed cantilever over the existing heritage building at 571 Jarvis Street and are also requesting that a Heritage Interpretation Plan be submitted for the existing heritage property and coach house at 119 Isabella Street prior to site plan approval. Staff also seek to amend the timing of the letter of credit from site plan approval to the issuance of the first building permit to assist Casey House. Clarification has also been provided on required parking to a minimum of 15 spaces.

This matter is submitted on an urgent basis as the provincial funding for the Casey House expansion is contingent on certain approvals including the adoption of the official plan amendment and implementing zoning by-law.
RECOMMENDATIONS:
That:

1. City Council amend Zoning By-law 438-86 for the lands at 571 Jarvis Street and 119 Isabella Street, substantially in accordance with the revised draft Zoning By-law Amendment attached as Attachment No. 1 to the letter (January 13, 2014) from Councillor Kristyn Wong-Tam, which includes the following amendments to the draft Zoning By-law approved by City Council on July 11, 12 and 13, 2012 (TE17.11):
   a. Map 2 be amended, as attached to the revised draft Zoning By-law.
   b. Subsection 3(e)(ii) be added to permit a garden fence screen to extend above the maximum height by a maximum of 3.3 metres for the roof garden.
   c. Subsection 3(I) be amended to read as follows: "a maximum of 20 parking spaces but not less than 15 parking spaces be provided below grade on the lot;".
   d. Appendix "1" Section 37 Provisions be amended to require the owner to provide a heritage interpretation plan for the existing heritage property and coach house at 119 Isabella Street prior to final site plan approval (Part f.4.)
   e. Appendix "1" (h) Section 37 Provision be amended to read as follows:
      "h. Prior to the issuance of the first building permit the owner shall provide a Letter of Credit in the amount of $400,000, such amount to be indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto calculated from the date of the Section 37 Agreement to the date the Letter of Credit is submitted, in a form satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan."

2. City Council determine that the revisions made to the proposed zoning by-law are minor in nature and that, pursuant to subsection 34(17) of the Planning Act, no further notice is required in respect of the proposed zoning by-law.

Thank you for your consideration.

Respectfully submitted,

Councillor Kristyn Wong-Tam
Ward 27 Toronto Centre-Rosedale