

**175-191 Dundas Street East and 235 Jarvis Street
Zoning Amendment Application - Preliminary Report**

Date:	September 16, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	14 208177 STE 27 OZ

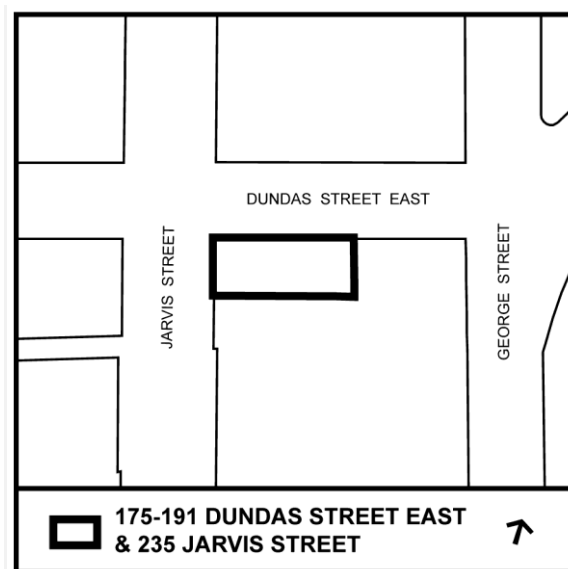
SUMMARY

This application proposes to redevelop the subject site with a 47-storey mixed use building containing street related retail uses and residential uses above. The project is proposed to contain 534 dwelling units and 186 square metres of retail space at the property known municipally as 175-191 Dundas Street East and 235 Jarvis Street. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process. Next steps include the scheduling of a community consultation meeting. A final report is targeted for third quarter 2015. The target date for the final report 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 175-191 Dundas Street East and 235 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on August 25, 26, 27 and 28, 2014 Toronto City Council adopted, in principle, a draft Official Plan Amendment for the Garden District. Draft Official Plan Amendment 82, being the Garden District Site and Area Specific Policy (GDSAP) 461, was developed through the land use planning study that is being conducted in the Downtown East. While the Official Plan Amendment was adopted by City Council in principle, further consideration will await the conclusions from the Garden District Heritage Conservation District Plan. The report detailing Draft Official Plan Amendment 82, being the Garden District Site and Area Specific Policy 461, is available through the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.94>.

There were no previous *Planning Act* applications applied for on this site.

Pre-Application Consultation

Pre-consultation meetings were held with the applicant on May 5, 2014 and July 15, 2014. The applicant was advised at the May 5, 2014, meeting to participate in the planning study that was underway for the Downtown East which produced the draft Garden District Site and Area Specific Policy 461. At the July 15, 2014, meeting the applicant was advised that their proposal should comply with the draft policies of the draft Garden District Site and Area Specific Policy 461 in order for Staff to contemplate supporting the application. Complete application submission requirements were also discussed at this meeting.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 47-storey mixed use building, containing residential uses above and retail at grade. The proposed tower would include a 4-storey podium with a 43-storey tower above. The total building height is proposed to be 145.4 metres, when measured to the top of the mechanical penthouse. The proposed gross floor area for the development is 34,551 square metres. This is comprised of approximately 534 residential units with a proposed residential gross floor area of 34,365 square metres, and a proposed retail component at grade with a non-residential gross floor area of 186 square metres.

Vehicular access to the building is proposed off of Jarvis Street. One type G and one type C loading space are proposed to be located on the ground floor level with three levels of underground parking proposed below grade containing a total of 80 vehicular parking spaces, comprised of 78 resident spaces and 2 car share spaces.

A total of 539 bicycle parking spaces are proposed for the development, including 480 resident spaces and 54 visitor spaces for the residential component of the development, and 5 spaces for the retail component consisting of 1 long term space and 4 short term spaces.

The development proposes 1,068 square metres of indoor amenity space and 386 square metres of outdoor amenity space. Indoor amenity space is proposed to be located on the second and third floor. Outdoor amenity space is proposed to be located on a second floor terrace and third floor balcony.

Further details of the proposal are located in Table 1 below:

Table 1 – Summary of Application

Category	Proposed
Site Area	1,191 m ²
Proposed Tower Setbacks:	
South Property Line	5.4 m
East Property Line	3.0 m
Dundas Street East	2.5 m
Jarvis Street	3.0m
Proposed Base Setback at Grade:	
South Property Line	0.0m
East Property Line	3.0m
Dundas Street East	0.0m
Jarvis Street	0.0m
Tower Floorplate (approximate)	750 m ²
Gross Floor Area (Above Grade)	
Residential	34,700 m ²
Non-Residential	300 m ²
Total	35,000 m ²
Floor Space Index	29.0
Number of Units	
Bachelor	43 (8%)
One-Bedroom	179 (33.5%)
Two-Bedroom	220 (41%)
Two-Bedroom + Den	3 (1%)
Three-Bedroom	42 (8%)
Total	534

Ground Floor Height (inc. Mezzanine)	6.7 m
Sidewalk width: Jarvis Street Dundas Street East	6 m 3.5 m
Proposed Vehicular Parking (residential: visitor: non-residential: car share)	(80:0:0:2)
Proposed Bicycle Parking (residential: visitor: non-residential long term: non-residential short term)	(480:59:1:4)
Loading Spaces: Type G Type B Type C	1 0 1
Amenity Space Indoor Residential Outdoor Residential Total Amenity Space Provided	1068 m ² 386 m ² 1,454 m ²
Building Height (including mechanical penthouse and architectural elements)	145.4m; 47 storeys

Site and Surrounding Area

The subject site is located at the corner of Jarvis Street and Dundas Street East. The site is rectangular shaped with a frontage of 38.4 metres along Dundas Street East and a depth of 31 metres along Jarvis Street. The total lot area is 1,191 square metres.

The site is relatively flat and currently consists of three separate parcels: 175-189 Dundas Street East, 191 Dundas Street East, and 235 Jarvis Street. The property at 175-189 Dundas Street East has three two-storey commercial buildings which contain a number of retail stores and restaurants and three apartment units on the second floor. The building at 191 Dundas Street East is currently occupied by a three-storey converted dwelling which contains a retail service on the ground floor and two apartment units on the upper levels. The parcel at 235 Jarvis Street contains a 2 ½-storey commercial building set back from the street and a 3-storey building in the rear joined by a 2-storey link. This parcel currently contains a restaurant and a licensed rooming house. None of the buildings are heritage listed or designated.

The following uses surround the site:

North: Immediately to the north of the site is a 9-storey hotel, the Hilton Garden Inn (200 Dundas Street East). A rezoning was approved in 2013 on this site to permit a 45-storey residential tower with a 16-storey mid-rise element and a 6-storey base (Dundas Square Gardens). Further north is a housing complex consisting of the 7-storey TCHC Jarvis Street Housing Building (261 Jarvis Street), the 10-storey Jarvis-George Housing Co-op (279 Jarvis Street), and the 5-storey Jenny Green Co-operative Homes (300 Jarvis Street).

South: A 14-storey hotel, The Grand Hotel and Suites, is located immediately south of the site. Further south are several heritage listed row houses (207-219 Jarvis Street), a commercial parking lot rezoned in 2010 to permit a 20-storey hotel (203 Jarvis Street), a vacant site at 102 Shuter Street which is currently under construction for an approved 14-storey residential building, the Moss Park Armoury grounds, and Moss Park.

East: Immediately east of the site are a grouping of low-rise buildings including a 3-storey converted dwelling used for offices, and a 3-storey commercial/residential building which includes restaurant uses on the ground floor and residential above (203 Dundas Street East). Further east is the École Gabrielle Roy elementary school at 14 Pembroke Street.

West: An approved 42-storey residential building including a 7-storey podium (Pace Condominium, 155 Dundas Street East) that is currently under construction is located immediately west of the subject site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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. Further, a land use and Heritage Conservation District Study is currently underway in the Garden District, and a draft Site and Area Specific Policy has been adopted in principle by City Council.

The Official Plan policies that affect the proposed development area as follows:

Chapter 2 – Shaping the City

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the *Downtown* as defined by Map 2 of the City of Toronto Official Plan. Section 2.2.1 outlines policies for development within the *Downtown*. Certain areas of the *Downtown* are intended to accommodate growth of both residents and jobs, in an effort to build and strengthen the *Downtown* as the premier employment centre in the GTA and to provide a full range of housing opportunities. The City will also explore opportunities to maintain and improve the pedestrian realm in the *Downtown*.

Transportation within the *Downtown* is a priority as economic success and accessibility go hand-in-hand. Priority is given to transit access in the *Downtown* as a form of transportation, while the expansion of automobile use is discouraged. A program for street improvements will be implemented to enhance the pedestrian environment and improve the safety of walking and cycling *Downtown*.

Chapter 3 – Built Form

Section 3.1.1: The Public Realm

Public realm policies are intended to ensure beautiful, comfortable, safe and accessible streets, parks, open spaces, and public buildings. New development is intended to enhance the quality of the public realm and excellence in architecture, landscape, and urban design will be encouraged in private developments.

Section 3.1.3: Built Form – Tall Buildings

The applicant is proposing to construct a Tall Building. Chapter 3.1.3 states that Tall Buildings are desirable in the right places, but they do not belong everywhere. This section identifies that Tall Buildings have a larger civic responsibility and obligations than other buildings. Tall Building proposals will have to address key urban design considerations, including: demonstrating how the proposing building and site design will contribute to and reinforce the overall City structure, demonstrating how the proposed building and site design relate to the existing and/or planned context, taking into account the relationship of the site to topography and other Tall Buildings, and providing high quality, comfortable, and usable publically accessible open space.

Chapter 4 – Land Use Designation

Section 4.5 Mixed Use Areas

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

Development in *Mixed Use Areas* is intended to create a balance of high quality commercial, residential, institutional, and open space uses to reduce automobile dependence and meet the needs of the local community. New buildings should be located and massed to provide a transition between areas of different development intensity and scale, particularly toward lower scale *Neighbourhoods*. New buildings are to be located and massed to limit shadow impacts on adjacent *Neighbourhoods*. New buildings are also to be located and massed to frame the edges of streets and parks, with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Developments in *Mixed Use Areas* are also intended to provide attractive, comfortable, and safe pedestrian environments; have access to schools, parks, community centres, libraries, and childcare; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors; locate and screen services areas, ramps, and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Compliance with other relevant polices in the Official Plan including the environment and transportation will also be addressed.

Downtown East Planning Study

A land use planning study and Heritage Conservation District (HCD) study are underway for the Downtown East, where the proposed development site is located. Through the land use planning study, Staff determined that the Garden District could benefit from a Site and Area Specific Policy to compliment the HCD and provide a comprehensive planning framework for the area. A draft of the Garden District Site and Area Specific Policy 461 (GDSASP) was adopted in principle by City Council at its August 25, 2014 meeting. The GDSASP will not be finalized until the HCD study has been completed.

The purpose of the GDSASP is to set new policies to guide new growth and development in areas that can support change, while protecting areas that should continue to remain stable. It is intended to protect and enhance the public realm, including shadow restrictions on Allan Gardens, Moss Park, and École Gabrielle Roy. The GDSASP also supports the provision of community benefits and a full range of housing opportunities including affordable housing and family sized units.

While most of the Garden District is not intended to change, the GDSASP directs growth to where it can best be accommodated. Tower development is limited to Jarvis Street.

Dundas Street East is identified as having the capacity to support a mid-rise form of development. The proposed development is also within the proposed Hazel Burn Character Area, which is the only Character Area in the proposed GDSASP where tall buildings are to be permitted. The policies of the GDSASP contemplate a tower at the location of the proposed tower. The application will be reviewed to determine if the proposed tower configuration, height, massing and siting is suitable for this location. While the GDSASP has not yet been adopted by City Council, as it has been adopted in principle and it will guide staff in the review of this application.

Zoning

The property is zoned CR T2.5 C2.0 R1.5 in the City of Toronto By-law 438-86 and CR2.5(c2.0; r1.5) SS2 (x1605) in the City of Toronto By-Law 569-2013. Both by-laws permit a variety of commercial, residential and institutional uses.

Site Plan Control

This site and application are subject to Site Plan Control. An application for Site Plan Control has not yet been submitted by the applicant.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The property is located at the corner of Jarvis Street and Dundas Street East, 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 as identified on Map 1 and would be suited to towers ranging from 47 metres to 77 metres with a tower-base form as identified in Maps 2 and 3. Dundas Street East is not identified as a High Street.

Tree Preservation

An arborist report submitted by the applicant identified eight trees both within and immediately adjacent to the subject property. Urban Forestry staff has reviewed the Arborist Report to determine the impact of the proposed development on the existing trees. The owner will be required to obtain the necessary permits prior to any removal of trees.

TOcore

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*.

Both reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>. TOcore is looking at how Toronto's Downtown should grow,

with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

Reasons for the Application

The application has been submitted as the applicant requires an amendment to the zoning by-law to permit the proposed built form. A height of 145.4 metres (including mechanical penthouse) is proposed by the applicant, while the existing height limit for the site under both By-Law 438-86 and By-Law 569-2013 is 18.9 metres. An FSI of 29.0 is proposed, while an FSI of 2.5 is permitted under both By-Law 438-86 and By-Law 569-2013. The applicant is also seeking relief from by-law standards for amenity space, vehicular parking and required loading spaces.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans
- Landscape Plans
- Arborist Report
- Heritage Impact Statement
- Housing Issues Letter
- Functional Servicing Report
- Stormwater Management Report
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form
- Shadow Impact Study
- Planning and Urban Design Rationale

- Transportation Impact Study
- Environmental Noise and Vibration Feasibility Study
- Desktop Qualitative Pedestrian Wind Study
- Toronto Green Development Standards Checklist

A notice of complete application was issued on September 8, 2014.

Issues to be Resolved

Several preliminary issues have been identified through the review of this application. These issues are among the issues that will be considered through further review of this application.

As required by the Planning Act, the development will need to be reviewed for its consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The development will also be reviewed for its conformity to Official Plan Policies, including sections on "Downtown", "Built Form", "Built Form – Tall Buildings" and Mixed Use Areas.

The development will be reviewed for its consistency with both the city-wide and downtown Tall Building Design Guidelines, which provide guidance for tall building development for the City. The proposal will also be reviewed for its consistency with the Draft Garden District Site and Area Specific Policy (GDSASP) 461. While the GDSASP contemplates the development of a tower in the location of the proposed development, the detailed design, massing, configuration, and height of the proposed development will be reviewed for its appropriateness and merit. The GDSASP also has shadow restrictions for Ecole Gabrielle Roy Elementary School, which will also be evaluated when reviewing this application.

The GDSASP includes provisions for unit mix and also the provision of community benefits, including affordable housing which will be considered when reviewing this application. The proposed unit mix in the development will be evaluated to ensure that the number of family sized units provided is adequate. The proposed application involves the loss of 5 rental units and also a rooming house with 44 beds. While an Official Plan Amendment is not required in this instance as less than 6 rental units are being lost, opportunities for the provision of replacement affordable housing will be considered when reviewing this application especially given the Official Plan policies respecting the provision of a full range of housing.

The adequacy of the proposed outdoor amenity space will be evaluated to ensure that it is sufficient for the residents of the proposed tower. Issues of wind mitigation, including wind mitigation in the outdoor amenity space, will also be considered to ensure that the development is not creating unfavourable wind conditions.

Adequacy of proposed vehicular parking and the proposed loading facilities will be evaluated to ensure that they are suitable to support the proposed development.

The adequacy of the surrounding schools and community facilities to support the proposed development will be analyzed. This is intended to ensure that the proposed development is not adding pressure to these services that cannot be supported.

The identification and securing of public benefits pursuant of Section 37 of the Planning Act will need to be reviewed 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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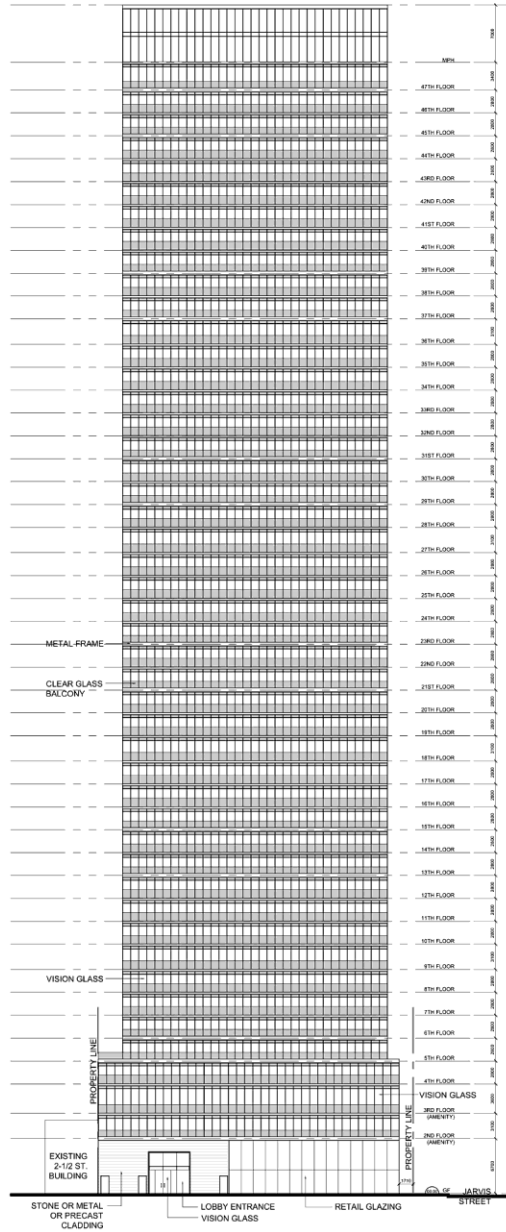
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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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

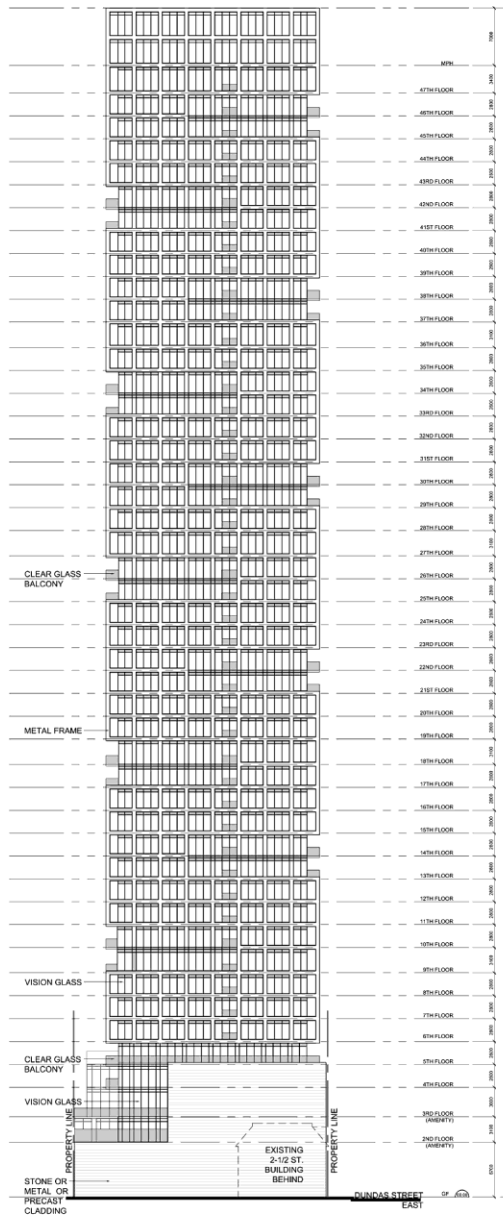
175-191 Dundas Street East & 235 Jarvis Street

Applicant's Submitted Drawing

Not to Scale
10/17/2014

File # 14 208177 STE 27 0Z

Attachment 3: East Elevation



East Elevation

Elevations

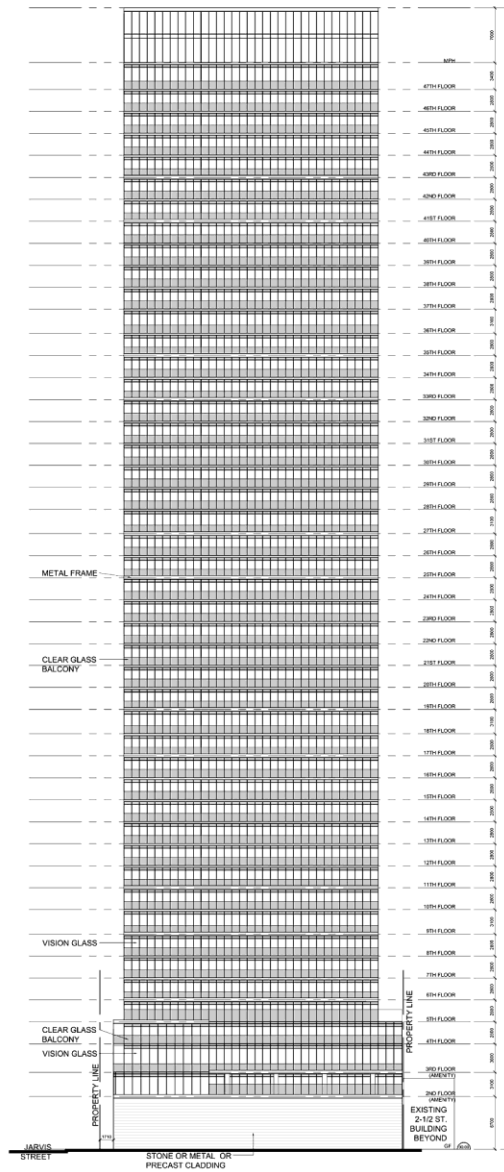
175-191 Dundas Street East & 235 Jarvis Street

Applicant's Submitted Drawing

Not to Scale
10/17/2014

File # 14 208177 STE 27 0Z

Attachment 4: South Elevation



South Elevation

Elevations

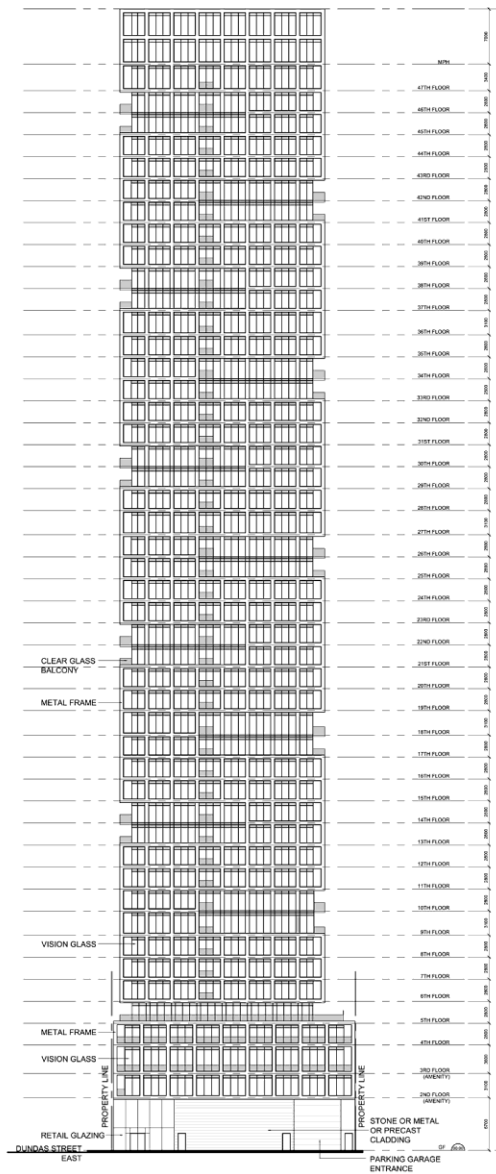
175-191 Dundas Street East & 235 Jarvis Street

Applicant's Submitted Drawing

Not to Scale
10/17/2014

File # 14 208177 STE 27 0Z

Attachment 5: West Elevation



West Elevation

Elevations

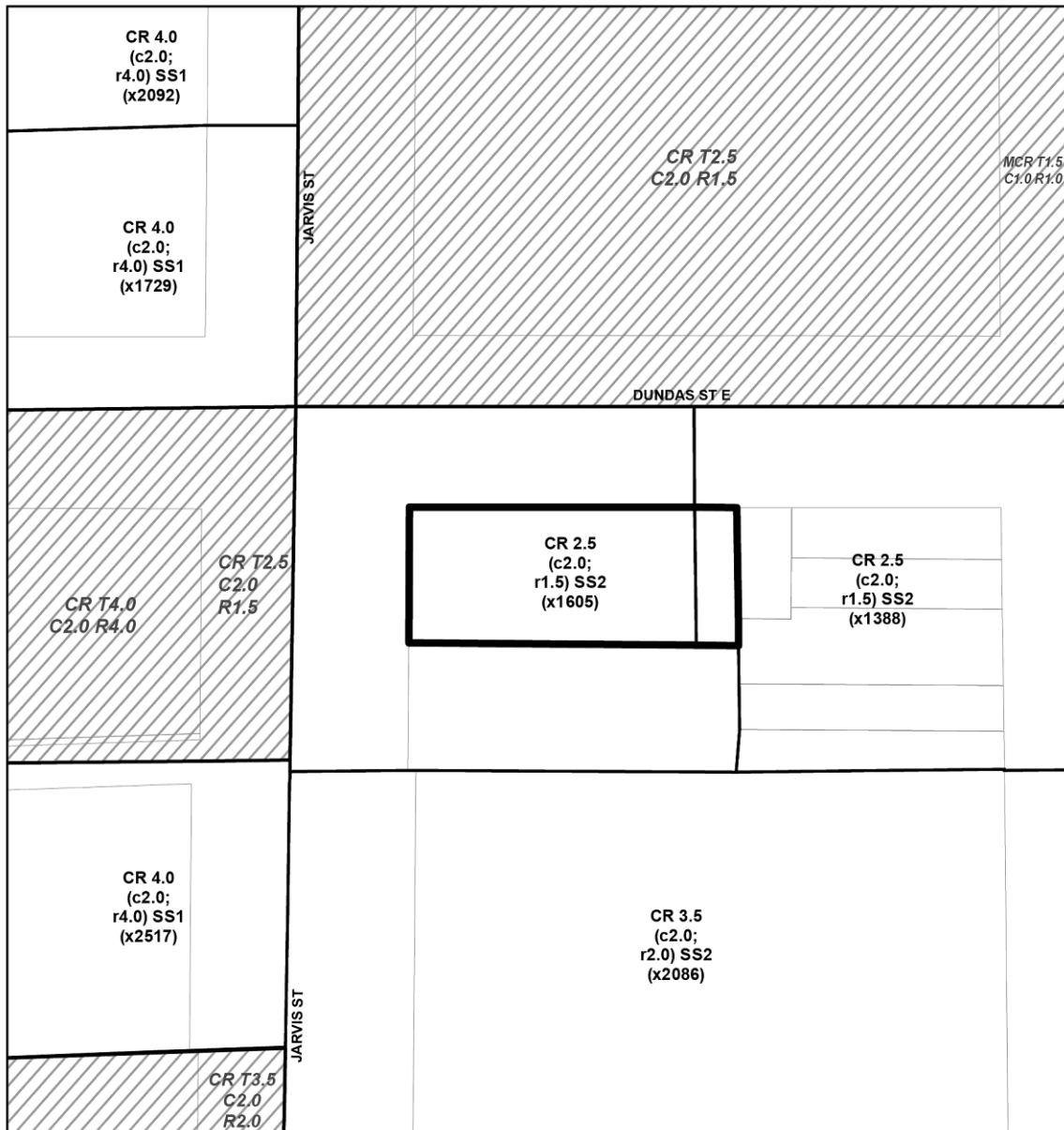
175-191 Dundas Street East & 235 Jarvis Street

Applicant's Submitted Drawing

Not to Scale
10/17/2014

File # 14 208177 STE 27 0Z

Attachment 6: Zoning



175-191 DUNDAS STREET EAST & 235 JARVIS STREET

Zoning By-law 569-2013

File # 14 208177 STE 27 02

Location of Application
CR Commercial Residential

See Former City of Toronto Bylaw No. 438-86
CR Mixed-Use District
MCR Mixed-Use District

↑
Not to Scale
Extracted: 12/08/2014

Attachment 7: Application Datasheet

Application Type	Rezoning	Application Number:	14 208177 STE 27 OZ
Details	Rezoning, Standard	Application Date:	August 18, 2014
Municipal Address:	175 DUNDAS ST E		
Location Description:	PLAN 10A PT LOTS 17 & 18 **GRID S2714		
Project Description:	To allow for the re-zoning of the subject lands for the constructing of a 47-storey mixed use condo building containing related retail uses on the ground floor and residential uses above. A total of 80 underground parking spaces will be provided for visitors along with 534 bicycle parking spaces for visitors and residents.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 300 Church St., Ste 300 Toronto, ON, M5E 1M2	Aird and Berlis 181 Bay St., Ste 1800 Toronto, ON, M5J 2T9	Page + Steele 95 St. Clair Ave. W, Ste. 200 Toronto, ON, M4V 1N6	Dundas Residences Inc. 208 Adelaide St. W. Ste. 300 Toronto, ON, M5H 1W7

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR T2.5 C2.0 R1.5	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	1191	Height:	Storeys:	47
Frontage (m):	38.4		Metres:	145.4
Depth (m):	31			
Total Ground Floor Area (sq. m):	1115			Total
Total Residential GFA (sq. m):	34365		Parking Spaces:	80
Total Non-Residential GFA (sq. m):	186		Loading Docks	2
Total GFA (sq. m):	34551			
Lot Coverage Ratio (%):	93.6			
Floor Space Index:	29			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	43
1 Bedroom:	399
2 Bedroom:	50
3 + Bedroom:	42
Total Units:	534

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		34365	0
Retail GFA (sq. m):		186	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT:	PLANNER NAME:	Giulio Cescato, Planner
	TELEPHONE:	416-392-0459
	EMAIL:	gcescat@gmail.com