

225 Jarvis Street - Zoning Amendment Application - Preliminary Report

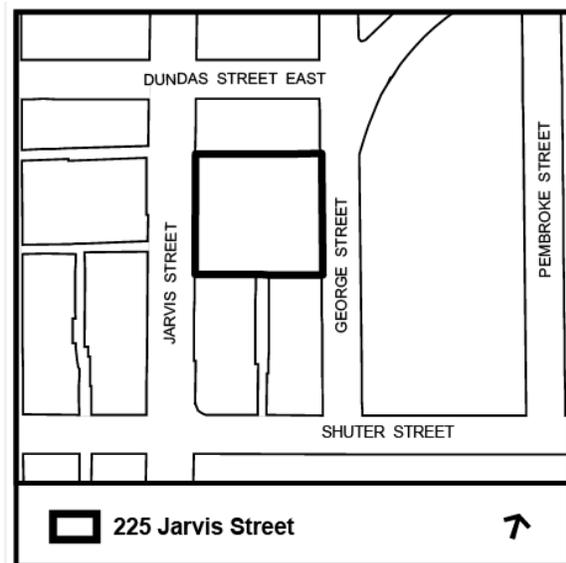
Date:	May 11, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	15 134245 STE 27 OZ

SUMMARY

This application proposes to redevelop the site at 225 Jarvis Street with a 45-storey residential addition adjacent to an existing 13-storey hotel. The development would entail substantial modifications and reconfiguration of the existing hotel. The project is proposed to contain 541 dwelling units, 177 hotel units and 997 m² of hotel restaurant space. The total gross floor area would be 49,390 m². The proposed building would have a height of 153.98 metres including the mechanical penthouse. The proposal also includes 4 levels of underground parking containing 421 parking spaces.

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

It is anticipated that a Community Consultation meeting will be held in the third quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2016. This 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 225 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held January 14, 2015 with the applicant to discuss their proposal. The initial concept presented to staff was for the demolition of the existing hotel and construction of two residential towers. The applicants subsequently modified their proposal to one tower located on the northwest portion of the lot and the retention of the existing hotel.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 45-storey (147.93 metres excluding mechanical penthouse or 153.98 metres including mechanical penthouse) residential and hotel building with at-grade restaurant space within the hotel portion of the building. The existing 13-storey hotel would be incorporated into the development and substantially altered. A total of 541 residential units, 177 hotel units and 997m² of hotel restaurant space are proposed. The hotel floor space would be located on floors 1 to 7 (existing hotel is 13 stories). The residential space would be located on floors 1 to 4 and 8 to 45 in the form of apartment units and in the form of townhouses units for that portion of the podium fronting George Street. The proposed gross floor area would be 35,825 m² of residential space and 13,565 m² of hotel/restaurant space for a total of 49,390 m². The proposed Floor Space Index under Zoning By-law 569-2013 would be 10.61.

The applicant is proposing a tower-base form design which would include a 6-storey podium (4 stories on the south and east sides), with a 39-storey tower above. Projecting balconies are proposed along each face of the tower. Parking and loading would be accessed from a proposed private driveway aligned along the north property line which would connect to Jarvis and George Street. The building podium would cantilever over the driveway. Vehicular parking would be below grade with loading at grade within the building podium and bicycle parking predominantly on the mezzanine level. The

primary entrance for the hotel would be on Jarvis Street. The primary entrance for the apartment building would be on the north side fronting the proposed new driveway. A secondary entrance would front Jarvis Street. The townhouse units would have access from George Street. Indoor amenity space would be provided on the 4th and 6th floors. Outdoor amenity space would be provided on the 5th and 7th floors. The applicant indicates that amenity space would be shared between the hotel and residential use.

Other details of the proposal are identified in Table 1 below and in Attachment 4

Table 1 – Summary of Application

Category	Proposed
Tower setbacks (Floor 14-45)	
- Jarvis Street	4.5 m
- George Street	32.7 m
- North property line	12.5 m
- South property line	24.6 m
Base setback at grade	
- Jarvis Street	0.0 m
- George Street	2.0 m
- North property line	0.0 m
- South property line	0.0 m
Tower floorplate (approximate)	
- Floors 7-13	1295 m ²
- Floors 14-45	750 m ²
Dwelling units	
- Bachelor	112 (21%)
- One-Bedroom	335 (62%)
- Two-Bedroom	40 (7%)
- Three-Bedroom	54 (10%)
Total	541
Ground floor height (inc. mezzanine)	7.62 m
Sidewalk width (approximate)	
- Jarvis Street	5.2 m
- George Street	5.5 m
Vehicular parking	
- Residential	329
- Visitor	53
- Non-residential	39
Bicycle parking	
- Residential long term	487
- Residential short term (visitor)	54
- Non-residential	8
Loading spaces	
- Type G	1
- Type B	2
- Type C	2

Amenity space	
- Indoor	2,588 m ²
- Outdoor	1,339 m ²
Total	3,927 m ²

Site and Surrounding Area

The site is a rectangular through lot with 66.5 metres of frontage on Jarvis Street to the west and George Street to the east and a minimum depth of 69 metres along the north and south property lines. The total lot area is 4626.6 m². There is an existing 13 storey hotel, the 'Grand Hotel', located approximately in the middle of the lot with a private driveway located along the north property line.

The surrounding uses are as follows:

North: 2 and 3-storey mixed-use residential commercial buildings and proposed 47-storey residential tower.

South: 3-storey residential townhouses listed on the City of Toronto's Inventory of Heritage Properties

West: 14-storey condominium building at 190 Jarvis Street, parking lot at 186 Jarvis (approved for 30 storey tower)

East: Institutional (École Gabrielle Roy Elementary School) and open space

At the Jarvis/Dundas Street intersection proposed developments include: south-west corner (under construction) 43-storey tower; north-east corner (approved) 47-storey tower; south-east corner (proposed) 47-storey tower.

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

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated “Mixed Use Areas” on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings: provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts; and provide an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also need to be addressed. Policy 2.4.12 further states that hotels will make provisions for taxi stands on private property.

The proposed development is immediately adjacent to 207-219 Jarvis Street, listed on the City of Toronto's Inventory of Heritage Properties, and across the street from 14 Pembroke Street (with George Street frontage) which is also listed. Policy 3.1.5 of the Official Plan requires that significant heritage resources on the City of Toronto's Inventory of Heritage Properties will be conserved. Policy 3.1.5.2 further states that development adjacent to properties on the City's inventory of heritage properties will respect the scale, character and form of the heritage buildings and landscapes. The application will also be reviewed against OPA 199, the City's newly approved Heritage policies.

Official Plan Amendment 82 – Downtown East Planning Study

The site is subject to Official Plan Amendment 82 (OPA 82), the Downtown East Planning Study, which was approved by City Council on March 31, 2015. OPA 82 has been appealed to the Ontario Municipal Board. The purpose of OPA 82 is to set the framework for new growth and development in the area that can support change, while protecting those areas that should continue to remain stable. Additional height and density of development will be permitted at appropriate locations taking into account massing, shadowing, wind impact, skyview, separation distances and hospital helicopter flight paths.

New tall buildings are restricted to specified areas within the district. The properties at 225 Jarvis and 175-191 Dundas Street East (adjacent property to north), being Part A and Part B on Block 4 within the Hazelburn Character Area, are one such area. The general policy 3.14 requires a separation distance between towers of 25 metres or greater. For Block 4, only 2 towers are permitted. For the subject site, a tall building is appropriate on the Jarvis Street frontage and a transition down in height to a base building of 4 stories on George Street will be achieved.

Key development performance standards include: a minimum 10% affordable rental or ownership housing to be secured through Section 37; 10% of new units to be three bedroom or larger; and no net new shadows on the École Gabriele Roy playground (September 21 - June 21, from 10 a.m. - 4 p.m).

OPA 82 also gives direction to Section 37 Community Benefits. Policy 5.1 refers to priorities being: a minimum affordable housing provision of 10%; improvements to the community services and facilities space at 200 Dundas Street East; improvements to Moss Park; and a green linkage between Moss Park and Allan Gardens.

Zoning

The site is currently subject to City-wide Zoning By-laws 438-86 and 569-2013. The site is zoned CR T3.5 C2.0 R2.0 under By-law 438-86 and zoned CR T3.5 (c2.0 r2.0) SS2 (x2086) under by-law 569-2013. Both by-laws permit a variety of commercial and residential uses with a maximum density of 3.5 times the site area and a maximum building height of 30.0 metres. By-law 569-2013 also includes site specific exception 2086 which references a number of site specific provisions, prevailing By-laws and Prevailing Sections. The existing hotel is reputedly legal non-conforming as it was built in 1974 prior to the enactment of By-law 438-86.

Site Plan Control

The subject site and proposed development are subject to Site Plan Control. An application has not yet been submitted.

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 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 Height Map shows maximum heights for this site at 47m to 77m (15 to 25 stories). 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>.

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.

Garden District Heritage Conservation Study

The proposal is within the Garden District Heritage Conservation study area. The study recommends the area be designated as a Heritage Conservation District (HCD). The HCD designation will ensure that future changes respect the historic patterns and cultural heritage resources of the area. The intent is for the City to prepare a Heritage Conservation District Plan for adoption by City Council. The plan would contain policies and guidelines that will conserve the heritage resources and manage change in a way that is complementary to the Districts' heritage character.

Reasons for the Application

The proposal requires an amendment to the Zoning By-law for an increase in density and height. Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Land Use Planning Justification Report
- Community Services and Facilities Report
- Functional Servicing and Stormwater Management Report
- Transportation Study
- Pedestrian Wind Study
- Shadow Study
- Heritage Impact Assessment
- Environmental Noise & Vibration Feasibility Assessment
- Draft Zoning By-law Amendments (438-86 and 569-2013)
- Toronto Green Standard Checklist
- Arborist Report

A Notification of Incomplete Application was issued on April 27, 2015. The outstanding item was the Building Mass Model which was later submitted. A subsequent Notice of Complete Application was issued May 4, 2015.

Issues to be Resolved

The following issues will need further review and will need to be addressed by the applicant:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies particularly with respect to built form, setbacks and shadowing of adjacent *Neighbourhoods* designated lands and impacts on heritage listed properties;
- Conformity to the Council approved Downtown East Planning Study (OPA 82), particularly with respect to tower setbacks on Block 4, transition in building heights, provision of a minimum 10% of affordable rental or ownership housing to be secured through Section 37 and shadowing of Ecole Gabriele Roy playground;
- Conformity with the city-wide Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, including the sections on transition in scale, tower floorplate and separation distances, step backs and pedestrian realm;
- Confirmation that the building height does not interfere with the Hospital for Sick Kids and St. Michael's Hospital helicopter flight paths;
- Podium compatibility and relationship to adjacent heritage listed properties;
- Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalks and the provision of continuous pedestrian realm and weather protection;
- Appropriateness of the proposed on-site parking, loading and bicycle parking;
- Assessment of traffic generation, proposed driveway locations, transportation impacts;
- Adequacy of the proposed amenity space and the appropriateness of sharing that space with the hotel;
- Appropriate servicing to accommodate the development;

- Adequacy of community services and parkland in the area; and
- Identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

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

CONTACT

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E-mail: dwaltho@toronto.ca

SIGNATURE

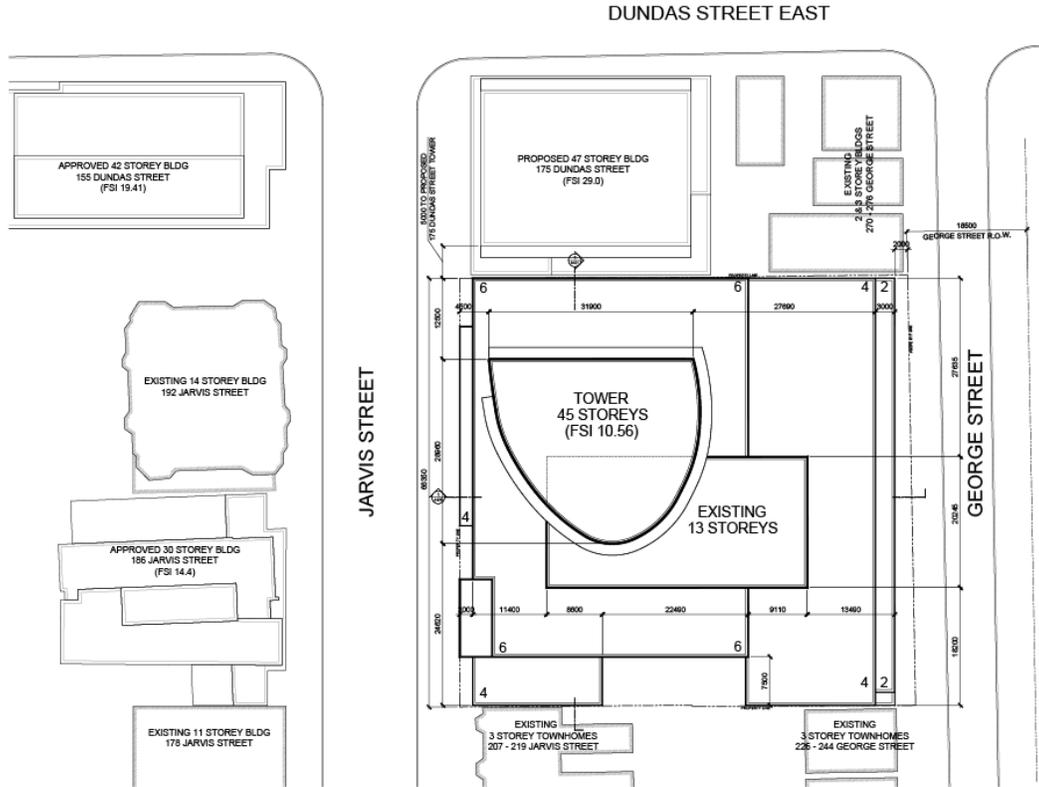
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

225 Jarvis Street

Applicant's Submitted Drawing

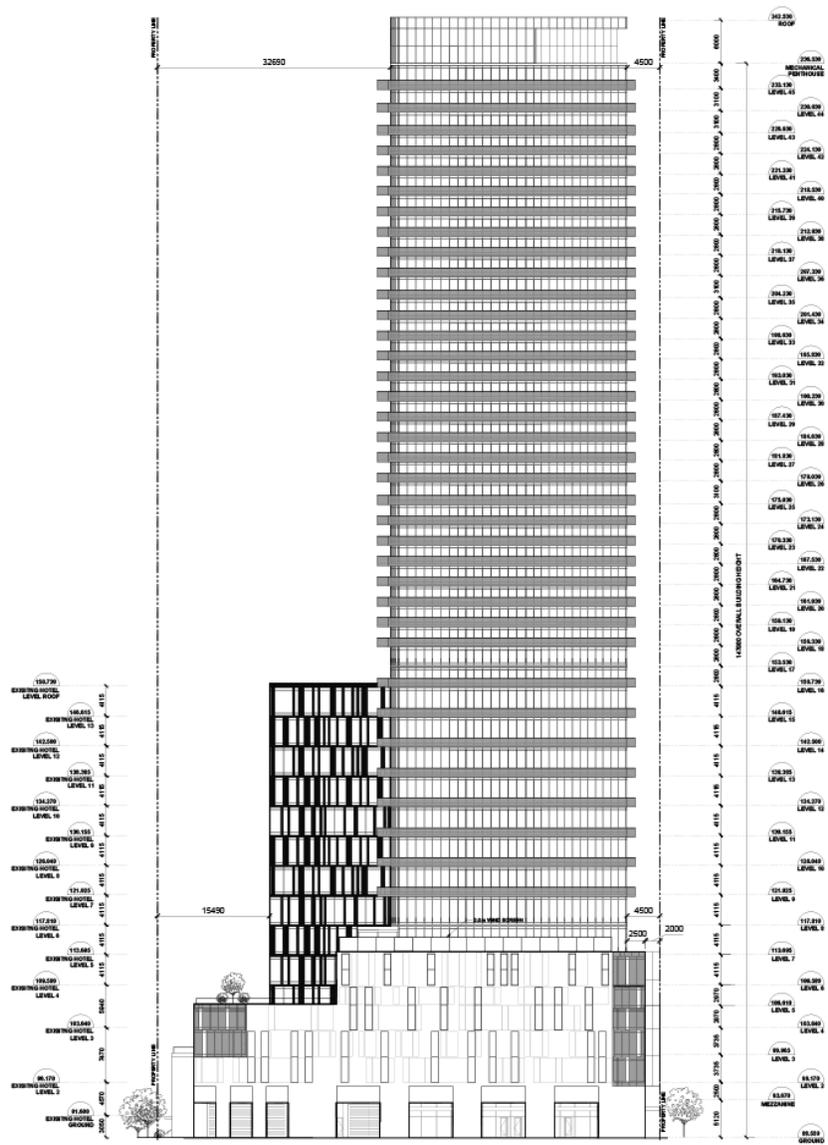
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Pl

File # 15 134245 STE 27 0Z

Attachment 2: Elevations



North Elevation

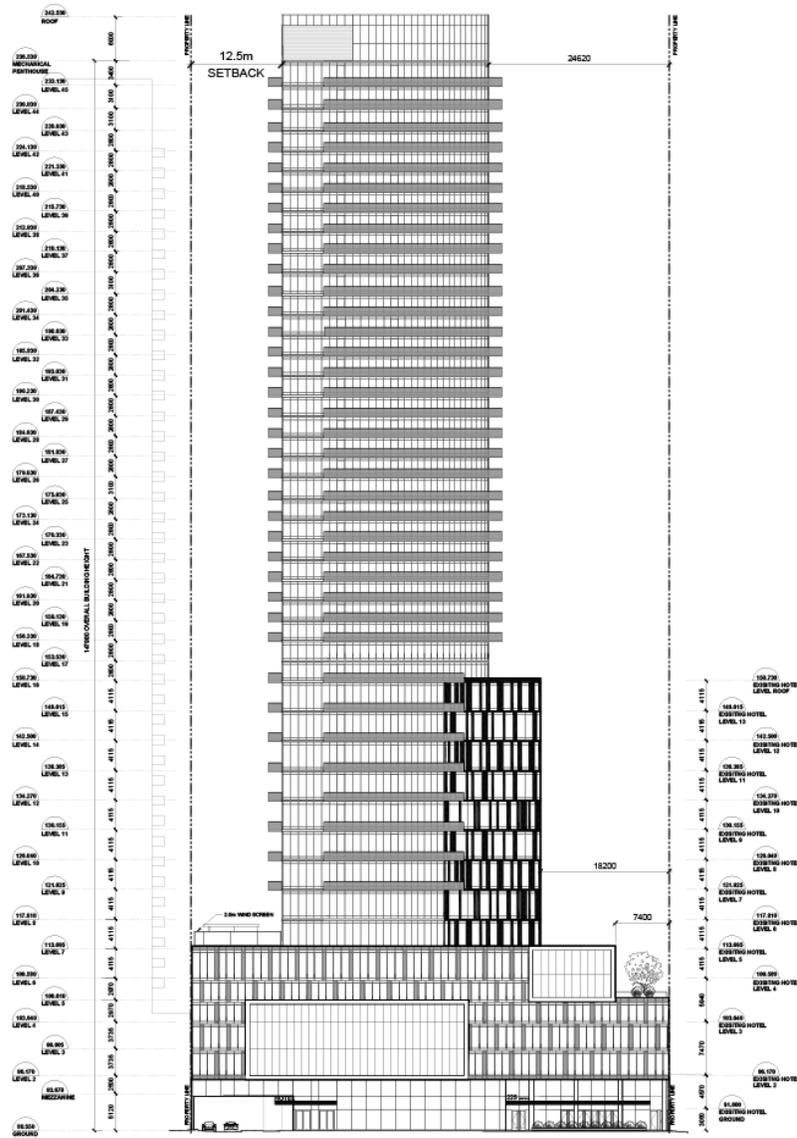
Elevations

Applicant's Submitted Drawing

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225 Jarvis Street

File # 15 134245 STE 27 0Z



West Elevation

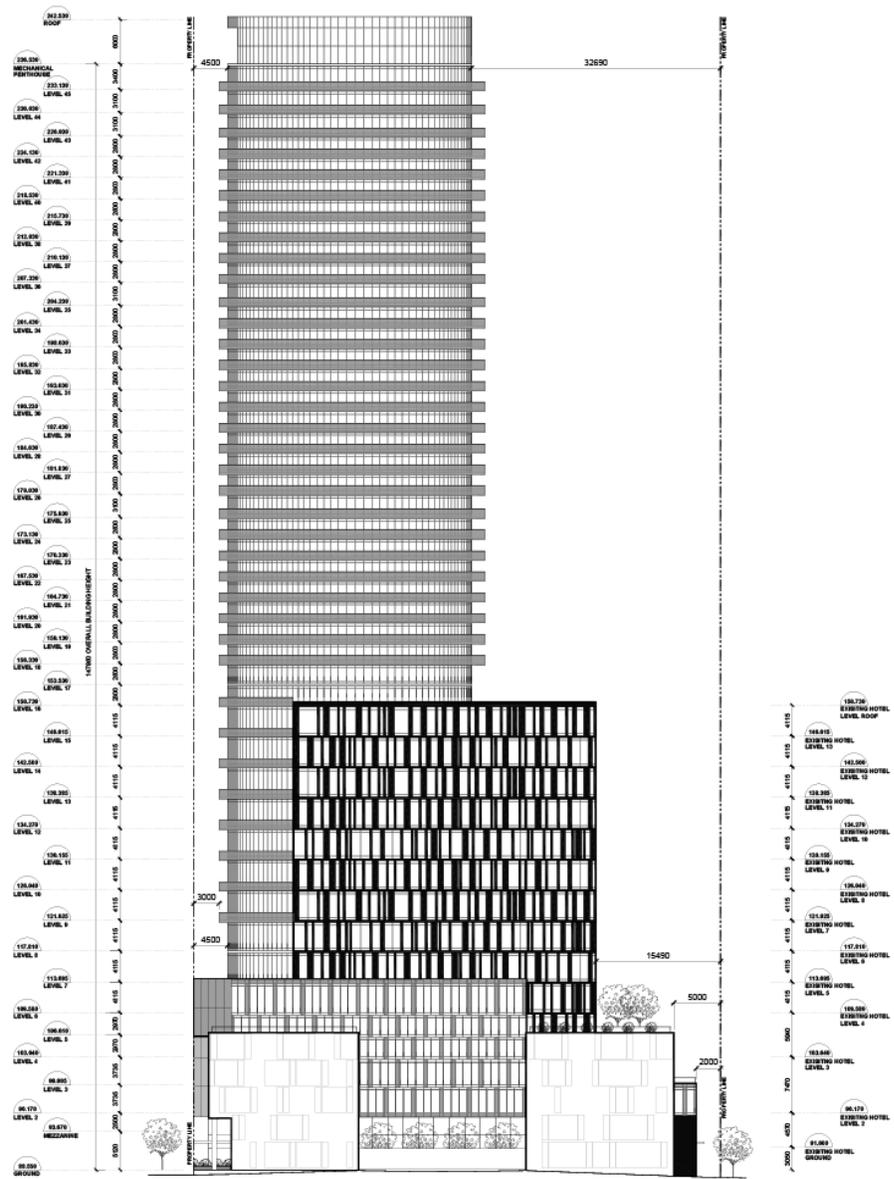
Elevations

Applicant's Submitted Drawing

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225 Jarvis Street

File # 15 134245 STE 27 0Z



South Elevation

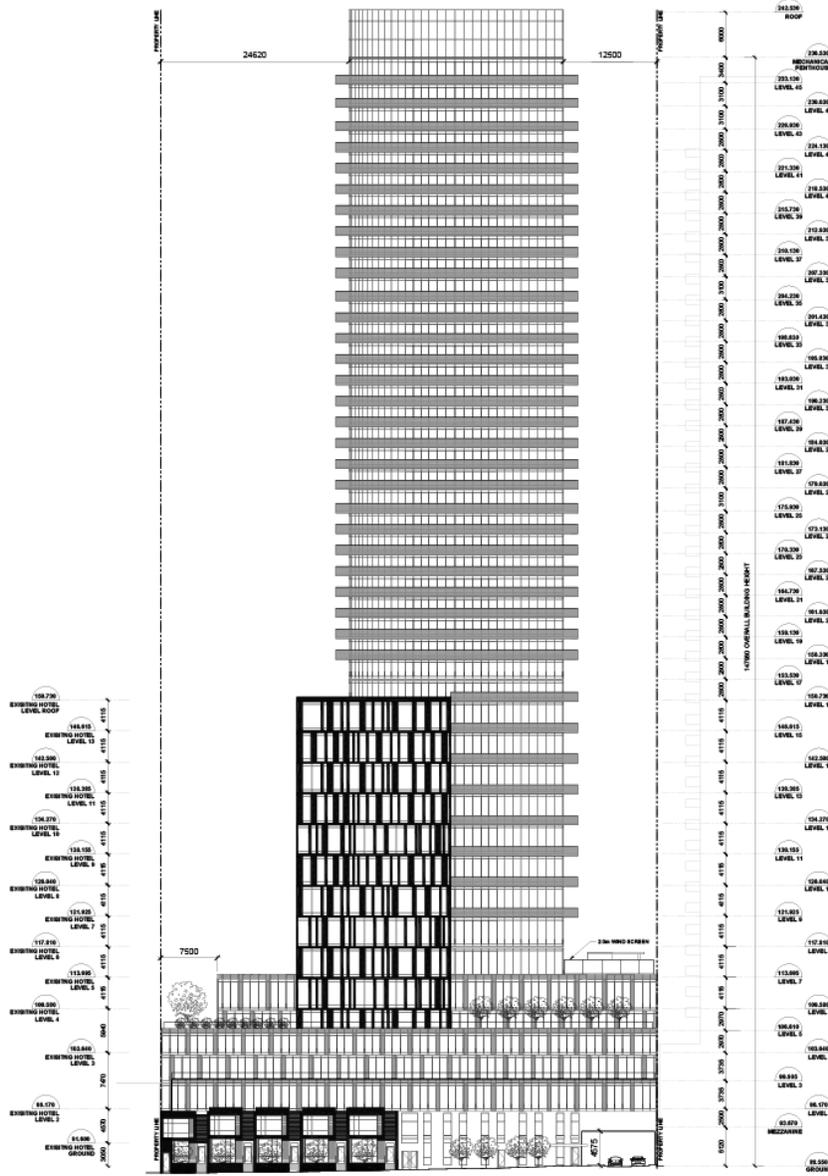
Elevations

225 Jarvis Street

Applicant's Submitted Drawing

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East Elevation

Elevations

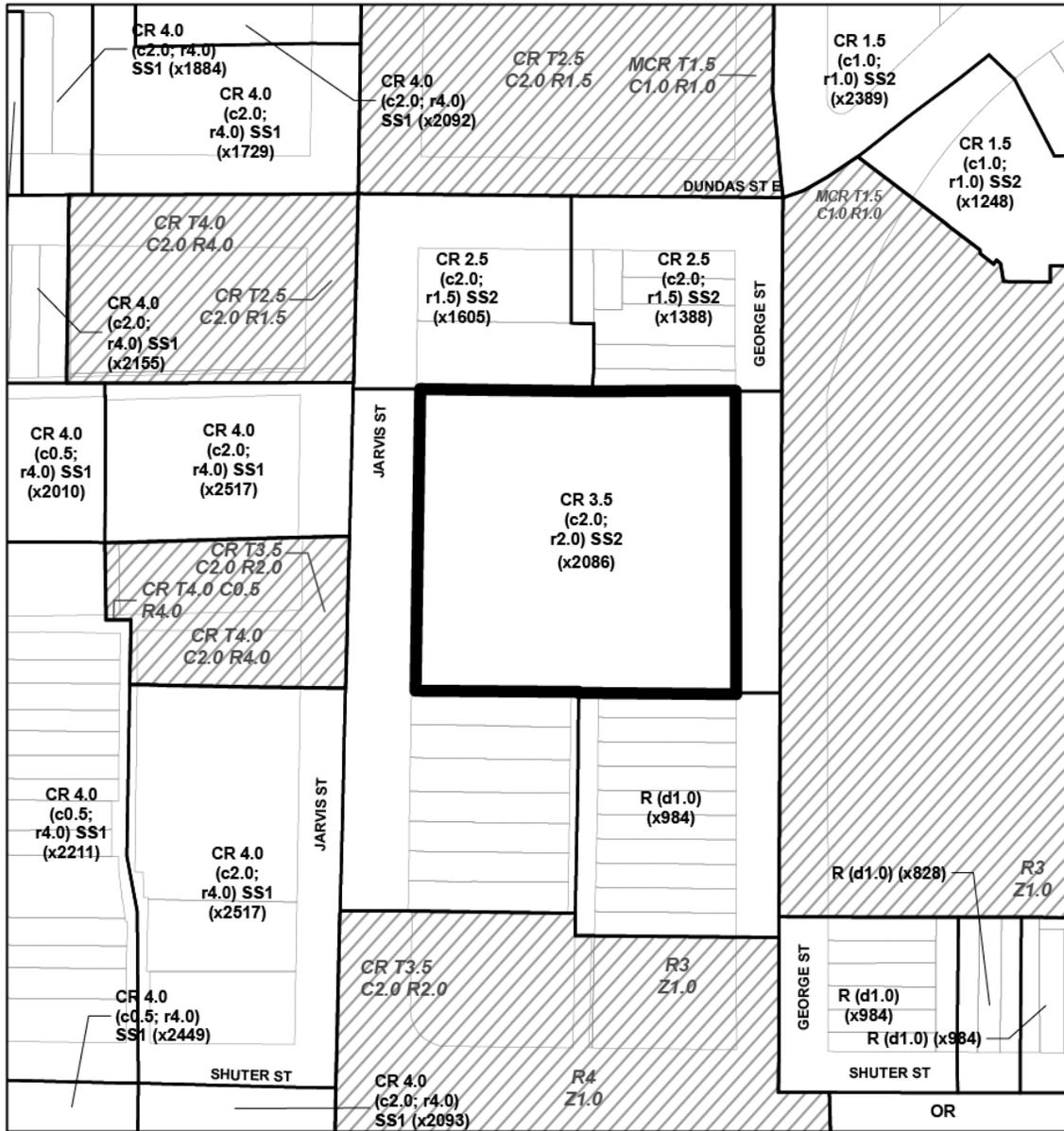
Applicant's Submitted Drawing

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225 Jarvis Street

File # 15 134245 STE 27 0Z

Attachment 3: Zoning



Zoning By-law 569-2013

225 Jarvis Street

File # 15 134245 STE 27 0Z

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential OR Open Space Recreation
 CR Commercial Residential

CR Mixed-Use District
 MCR Mixed-Use District
 R3 Residential District
 R4 Residential District



Not to Scale
 Extracted: 04/13/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 134245 STE 27 OZ
Details	Rezoning, Standard	Application Date:	March 30, 2015
Municipal Address:	225 JARVIS ST		
Location Description:	PLAN 10A PT LOTS 19, 20 & 21 RP 66R-17015 PARTS 1 & 2 RP 64R-14742 PARTS 1 & 2 **GRID S2714		
Project Description:	Proposal for rezoning related to maintaining the existing 13 storey building that consists of 177 hotel units and restaurant and constructing a 45 storey tower and building podium which will contain 541 residential unit		

Applicant:	Agent:	Architect:	Owner:
GAGNON & LAW URBAN PLANNERS LTD		CORE Architects	AMEXON DEVELOPMENT CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 3.5 (c2.0; r2.0) SS2 (x2086)	Historical Status:	
Height Limit (m):	30	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	4626.6	Height:	Storeys:	45
Frontage (m):	66.35		Metres:	154
Depth (m):	69.09			
Total Ground Floor Area (sq. m):	4132			Total
Total Residential GFA (sq. m):	35825		Parking Spaces:	421
Total Non-Residential GFA (sq. m):	13565		Loading Docks	5
Total GFA (sq. m):	49390			
Lot Coverage Ratio (%):	89			
Floor Space Index:	10.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	35825	0
Bachelor:	112	Retail GFA (sq. m):	997	0
1 Bedroom:	335	Office GFA (sq. m):	0	0
2 Bedroom:	40	Industrial GFA (sq. m):	0	0
3 + Bedroom:	54	Hotel GFA (sq. m):	12568	0
Total Units:	541			

CONTACT: PLANNER NAME: Derek Waltho, Planner
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