



REPORT FOR ACTION

202 Jarvis and 160-166 Dundas Street East – Zoning Amendment and Official Plan Amendment Applications – Preliminary Report

Date: February 22, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District
Ward 13 - Toronto Centre

Planning Application Number: 18 271373 STE 13 OZ

Notice of Complete Application Issued: January 21, 2019

Anticipated City Council Meeting Date: May 14, 2019

Current Use on Site: Surface parking lot

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 202 Jarvis and 160-166 Dundas Street East for a 40-storey institutional building (Ryerson University). Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 202 Jarvis and 160-166 Dundas Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law and Official Plan for the property at 202 Jarvis and 160-166 Dundas Street East to permit a 40-storey (156 metres including the mechanical penthouse) institutional building (Ryerson university). The building would contain 31,468 square metres of institutional space and 575 square metres of retail space on the first 11 storeys and a 464 unit student residence above. A POPS would be provided on the south-west and west sides of the building. Loading would be provided in one below-grade level.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 5 for application data sheet.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands within the Downtown as shown on Map 2 of the Official Plan and designated *Mixed Use Areas* as shown on Map 18 of the Official Plan. See Attachment 4 of this report for the Official Plan designation of the site.

The application is also located within the Garden District Site and Area Specific Policy 461 (OPA 82). The site is designated as Block 3 in the Hazelburn Character Area which states that only 1 tower is permitted and that any base building will be setback a minimum 15 metres from Dundas Street (which is identified as the south-east corner of the site) to create a public square with a minimum area of 225 square metres.

Zoning By-laws

The site is zoned CR T4.0 C2.0 R 4.0 for the portion of the property fronting Jarvis and Dundas and CR T4.0 C0.5 R4.0 for the portion of the property fronting Mutual Street under Zoning By-law 438-86.

Under Zoning By-law 569-2013, the site has four separate zoning designations. The relevant designations are: CR 4.0 (c0.5; r4.0) SS1 (x1195); CR 4.0 (c2.0; r4.0) SS1 (x1884); CR 4.0 (c2.0; r4.0) SS1 (x1729); and CR 4.0 (c2.0; r4.0) SS1 (x2092).

Both By-laws refer to a maximum density of 4.0 times the area of the lot and maximum heights of 30 metres.

The site is also subject to certain permission and exceptions, including: permissions for a combined retail, manufacturing and warehouse use; a maximum of two driveways being permitted onto Jarvis Street; prohibitions on parking uses; restrictions on non-residential GFA and requirement to adhere to Sick Kids, The Hospital for Sick Children's helicopter flight path.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- City-wide Tall Building Design Guidelines; and
- Downtown Tall Buildings Vision and Supplementary Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The proposal requires an amendment to the Zoning By-law for: increase in overall density and building heights; amendments to setbacks and tower floor plates, amendments to amenity space and bicycle parking space provisions, among others. Additionally, an Official Plan Amendment is required to permit the required public square to be located on the west and south-west sides of the site instead of at the south-east side.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application for consistency with the PPS (2014) and conformity with the Growth Plan (2017).

- Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will also be determined by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan including the Downtown Plan OPA 406, which is not yet in force, but has been adopted by Council and subject to Ministerial approval at this time.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Section 2 d), h), i), j), p), q) and r) of the Planning Act; the Growth Plan (2017), the City's Official Plan policies and the City's Tall Building Design Guidelines and Downtown Tall Building Design Guidelines.

Staff will continue to assess:

- the appropriate building height and massing given the existing and planned context;
- the appropriate location for the proposed POPS;
- appropriate tower floor plate size;
- appropriate podium massing and height of that podium;
- shadowing and wind impacts on proposed on-site POPS and the public realm;
- heritage adjacency issues and impacts to any archaeological resources;
- the impacts to the right-of-way at the rear of 152 and 154 Dundas Street East;
- the provision of adequate amenity space; and
- conformity with the Sick Kids, The Hospital for Sick Children's helicopter flight path.

Additional issues may be identified through the review of the application including further review from City divisions and agencies and the public consultation process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). An Arborist Report and Tree Protection Plan was submitted and is under review.

Archaeological Assessment

The site is identified as having potential archaeological resources. An archaeological assessment has been submitted and is under review.

Heritage Impact & Conservation

The subject site is adjacent to 155 Dalhousie Street, designated under Part IV of the Ontario Heritage Act (refer to Attachment 2). A Heritage Impact Assessment was submitted and is currently under review by City staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible.

Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A CS&F Study was submitted and is currently under review by City staff.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density is subject to Section 37 contributions under the *Planning Act* should it proceed to approval in some form. Section 37 benefits have not yet been discussed. Potential benefits as identified by OPA 82 may include: provision for affordable housing; improvements for the completion of the community services and facilities space at 200 Dundas Street East; improvements to Moss Park; construction of a green linkage between Moss Park and Allan Gardens and improvements to the public realm.

Infrastructure/Servicing Capacity

Staff is reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro) to accommodate the proposed development. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Report; Geotechnical Study; and an Urban Transportation Considerations Report.

Staff will continue to assess:

- the servicing reports provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- the transportation considerations report submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the development and impacts generated by the development.

Helicopter Flight Path

The proposal is within proximity to an Obstacle Limitation Surface for the Sick Kids, The Hospital for Sick Children's helicopter flight path as identified in City By-law 1432-2017. The proposal is currently under review by City staff and Sick Children's Hospital.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff will continue to assess:

- the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context

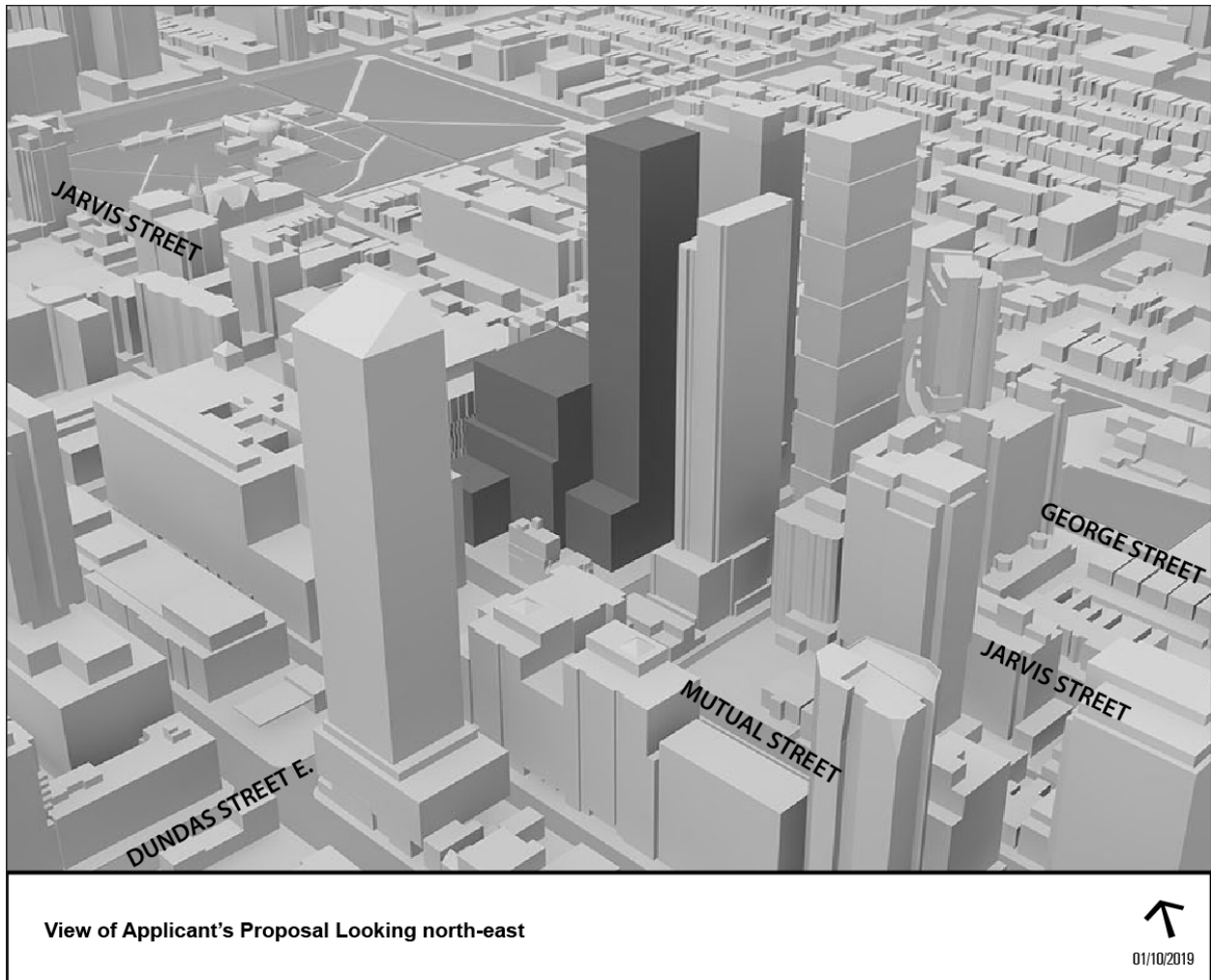
Attachment 2: Location Map

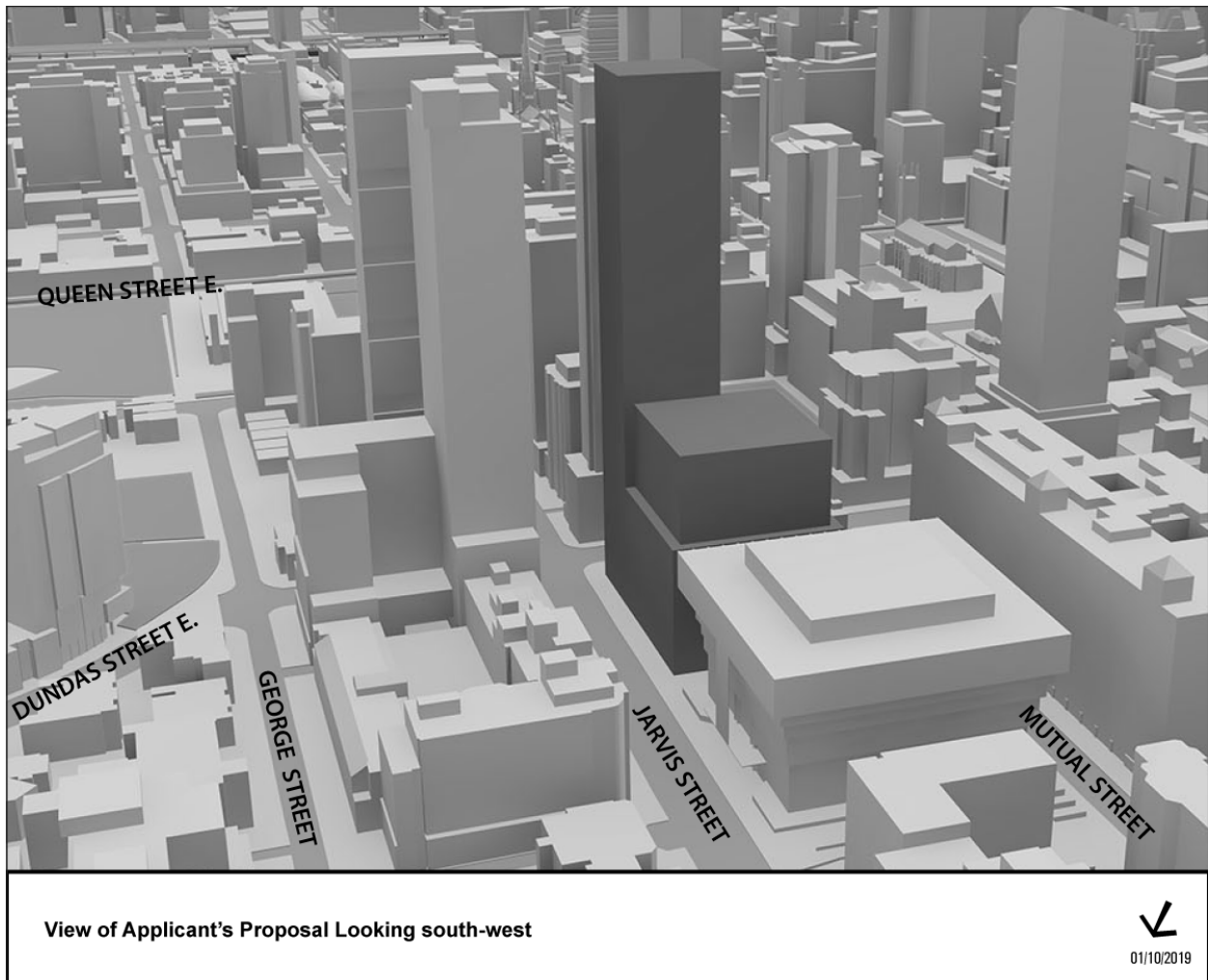
Attachment 3: Site Plan

Attachment 4: Official Plan Map

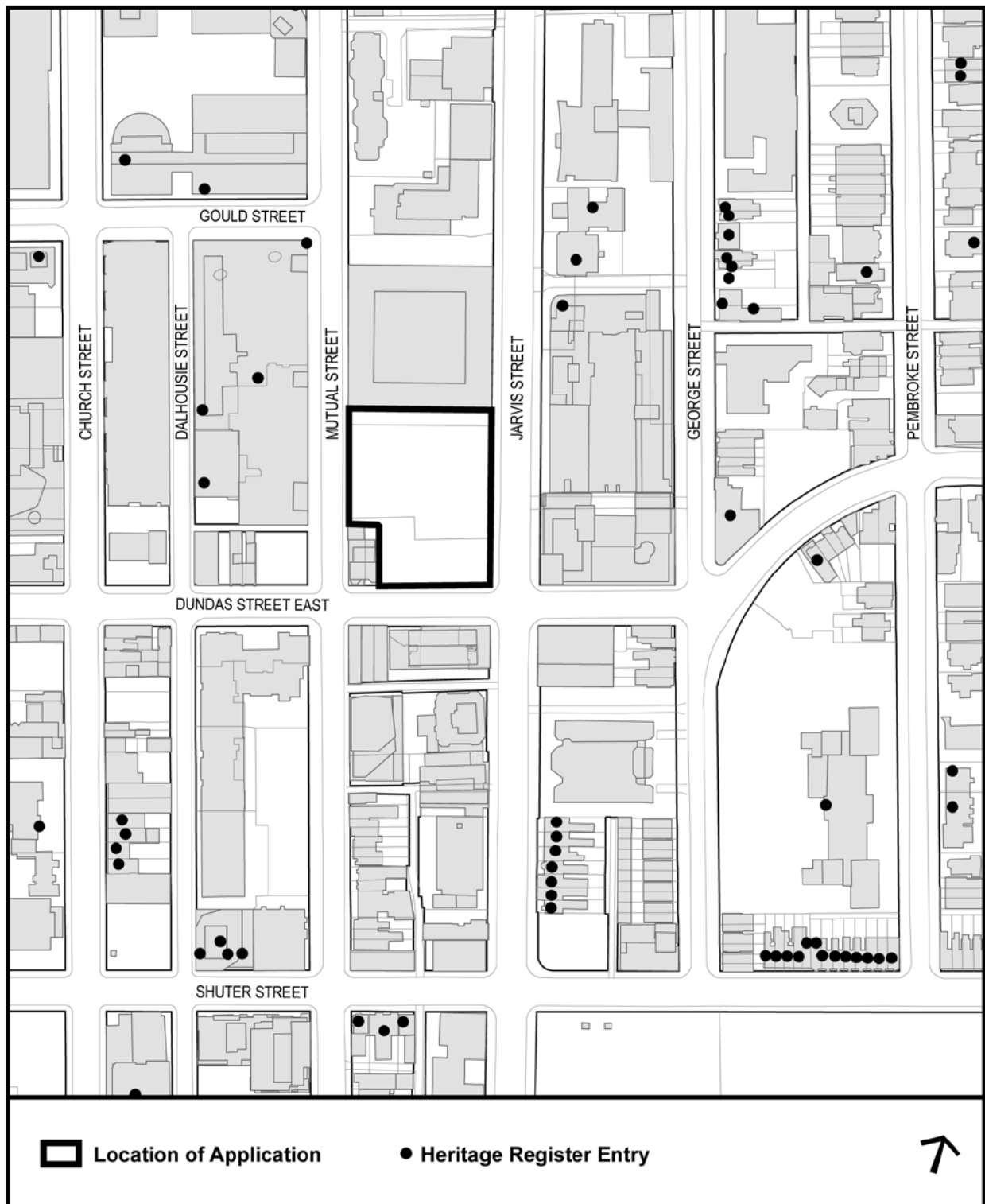
Attachment 5: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context

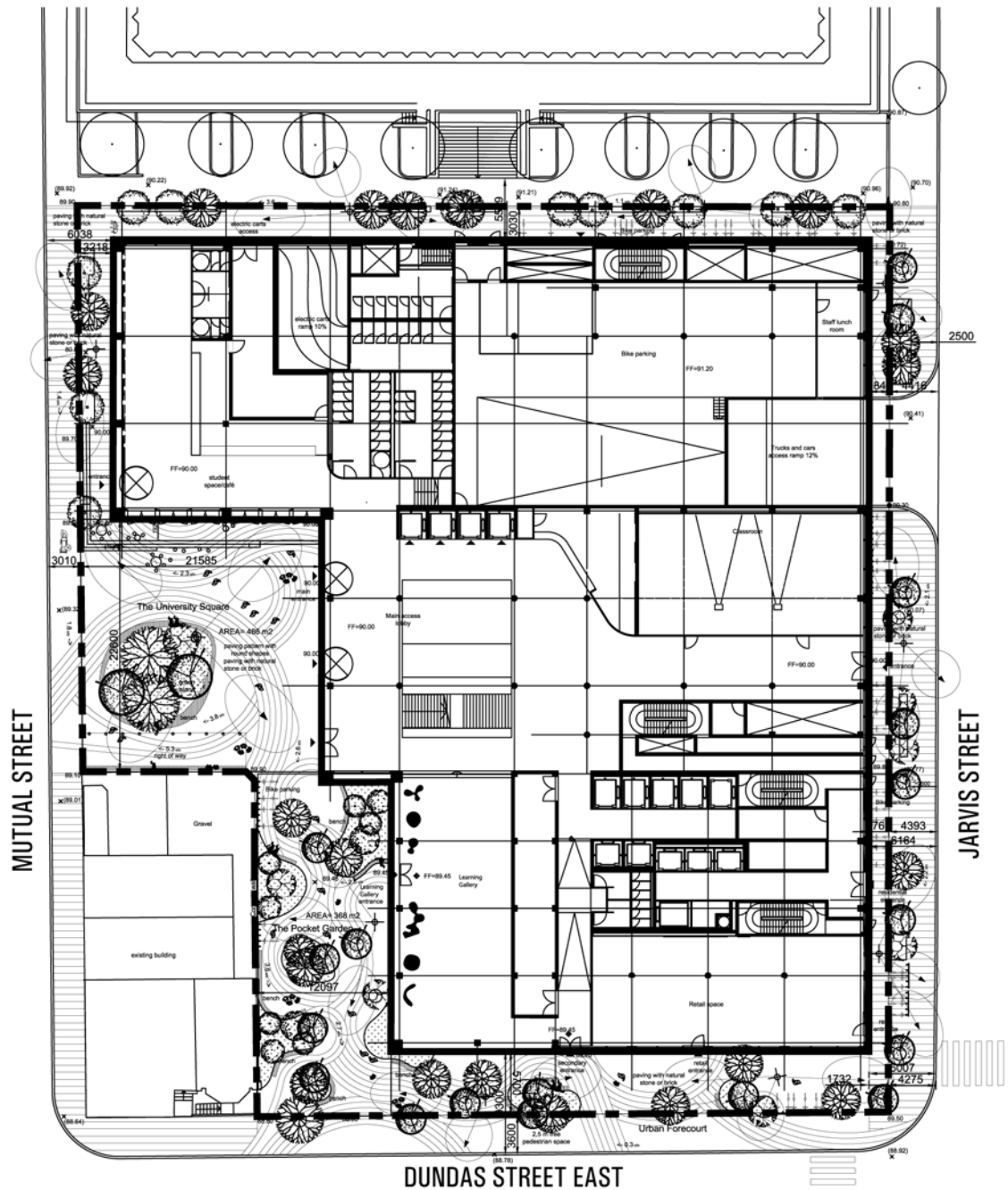




Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

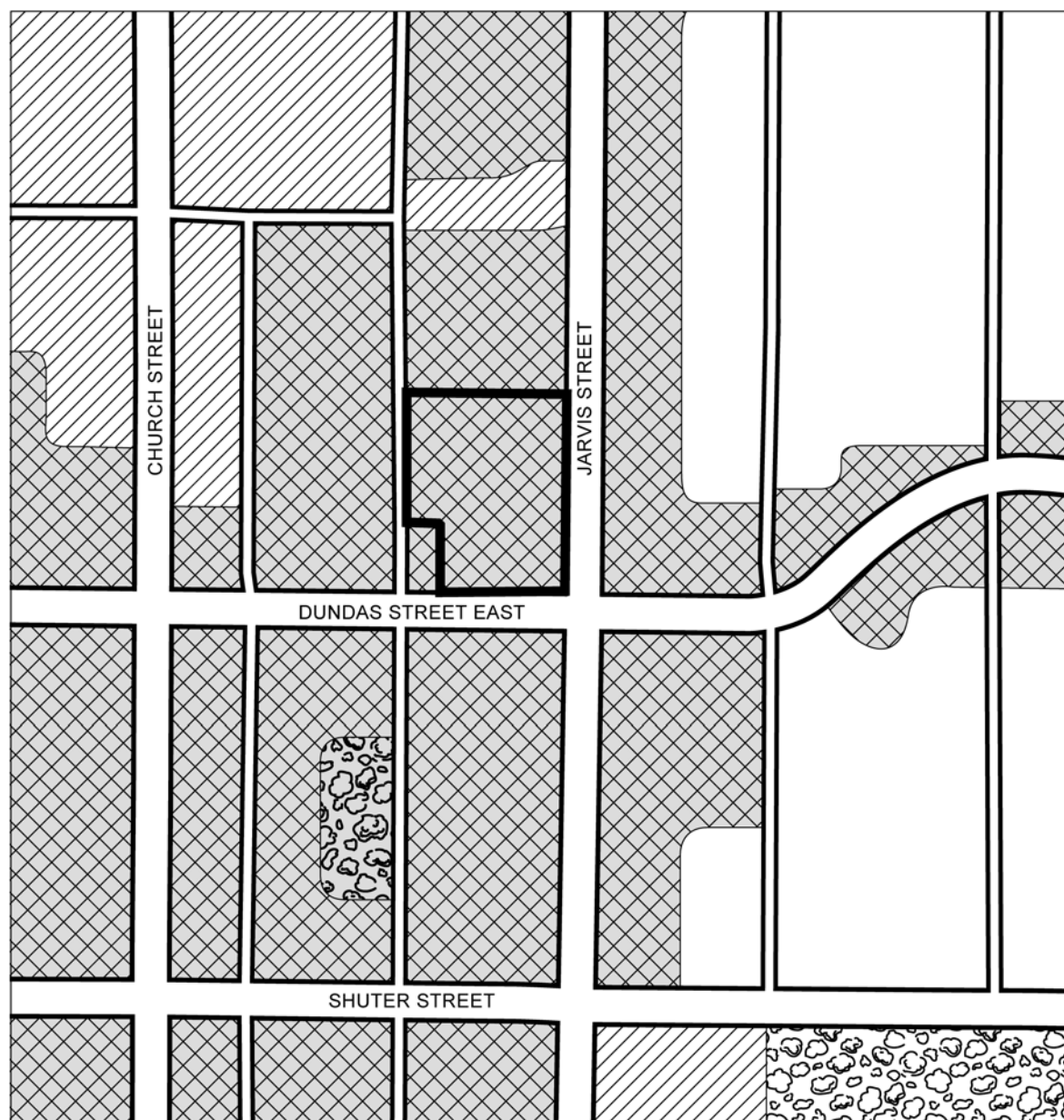
Not to Scale
01/04/2019



202 Jarvis Street and
166 Dundas Street East

File # 18 271373 STE 13 0Z

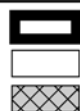
Attachment 4: Official Plan Map



Official Plan Land Use Map #18

202 Jarvis Street and
166 Dundas Street East

File # 18 271373 STE 13 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas

Parks

Other Open Space Areas



Institutional Areas



Not to Scale
01/03/2019

Attachment 5: Application Data Sheet

Municipal Address: 202 JARVIS ST Date Received: December 21, 2018

Application Number: 18 271373 STE 13 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to permit a 40-storey mixed-use building consisting of a 11-storey base component for institutional and retail use, and a 29-storey tower component for student residences. The proposal includes 51,065 square metres of gross floor area, of which 31,468 square metres is institutional, 19,021 square metres is residential, and 576 square metres of retail

| | | | |
|------------------|-------|---------------------|---|
| Applicant | Agent | Architect | Owner |
| Urban Strategies | | Zeidler Partnership | Her Majesty the Queen in Right of Toronto |

EXISTING PLANNING CONTROLS

| | | |
|----------------------------|--------------------------------|--------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | CR 4.0 (2.0; r4.0) SS1 (x1729) | Heritage Designation: |
| Height Limit (m): | 30 m | Site Plan Control Area: |

PROJECT INFORMATION

| | | | | | |
|-------------------|-------|---------------|----|------------|----|
| Site Area (sq m): | 5,420 | Frontage (m): | 57 | Depth (m): | 81 |
|-------------------|-------|---------------|----|------------|----|

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq m): | | | 3,885 | 3,885 |
| Residential GFA (sq m): | | | 19,021 | 19,021 |
| Non-Residential GFA (sq m): | | | 32,044 | 32,044 |
| Total GFA (sq m): | | | 51,065 | 51,065 |
| Height - Storeys: | | | 40 | 40 |
| Height - Metres: | | | | |

| | | | |
|-------------------------|-------|--------------------|------|
| Lot Coverage Ratio (%): | 71.68 | Floor Space Index: | 9.42 |
|-------------------------|-------|--------------------|------|

| | | |
|--------------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA: | 19,021 | |
| Retail GFA: | 575 | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | 31,468 | |

| | | | | |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | | |
| Other: | | | 464 | 464 |
| Total Units: | | | 464 | 464 |

Total Residential Units by Size

| | | | | | |
|--------------|-------|----------|-----------|-----------|------------|
| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained: | | | | | |
| Proposed: | | 377 | | 87 | |
| Total Units: | | 377 | | 87 | |

Parking and Loading

| | | | | | |
|-----------------|---|-------------------------|------|----------------|---|
| Parking Spaces: | 3 | Bicycle Parking Spaces: | 1032 | Loading Docks: | 6 |
|-----------------|---|-------------------------|------|----------------|---|

CONTACT:

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