



Wednesday June 29, 2022

Toronto and East York Community Council
City Hall, Committee Room 1
100 Queen Street West
Toronto ON M5H 2N2

Dear Chair and Council Members,

RE: Authorization for Submission of Minor Variance Application at 202 Jarvis Street and 160-166 Dundas Street East

I am writing to you today in regards to the Toronto Metropolitan University's (TMU) approved development at 202 Jarvis Street and 160 – 166 Dundas Street East and the University's wish to seek minor variances at the Committee of Adjustment. The project represents one of the largest capital projects to expand academic space on the TMU campus in recent decades, and will help the University achieve its growing demand for additional classroom and learning spaces.

As the proposal has been advancing through the site plan approval process, TMU has had the opportunity to better understand the current student housing market and has since revised the development program. Key modifications include the removal of the student residence and tower portion of the building, the addition of a new academic floor on the retained podium building at the 14th level, the addition of a partial floor at the northwest corner of the building above the 5th storey, and a reduction in the bicycle parking rate to align with a new campus-wide bike-parking strategy.

City Council's authorization for submission of a minor variance application is required to allow this application to move forward. This resolution is not intended to, and does not, relay Council's endorsement of the merits of the minor variance application, but simply ensures that TMU can continue to advance staff review and planning approvals in a timely manner during the Council election break.

RECOMMENDATIONS:

It is recommended that:

1. City Council, pursuant to Subsection 45(1.4) of the Planning Act, permit applications for minor variances with respect to the property municipally known as 202 Jarvis Street and 160-166 Dundas Street East, for relief from site-specific Zoning By-law 897-2021, in order to vary development standards related to the building height, building setbacks, and to consider a reduction in the bicycle parking supply.

Respectfully submitted,

Councillor Robin Buxton-Potts

Ward 13, Toronto Centre