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May 1, 2013

To: Councillor Wong-Tam

From: Giulio Cescato, Planner - Downtown Section

Subject: Community Briefing Memo – 200 Dundas Street East
Rezoning Application No.: 11 295873 STE 27 OZ
200 Dundas Street East
PL 240E PT LTS 1 TO 11 PL 10A PT LTS 15 & 16 << ENTRANCE ADDRESS FOR
241 JARVIS ST
Ward 27 - Toronto Centre-Rosedale

In response to your request we have prepared the following community briefing note outlining the major changes in the revised application for 200 Dundas Street East. This list is not exhaustive. During the initial community consultation there were limited objections raised in regards to the built form. However, during the working group process we heard concerns that the two tower scheme as proposed (48 and 35 storeys) did not represent a true transition from the development at 155 Dundas Street East (PACE). We also heard concerns that the mid-block connection behind the building be gated, that the sidewalks be larger and that the retail presence continues on George Street. Further concerns were raised about shadow impacts, parking and servicing. City Planning Staff have also raised concerns about Parking, Amenity Space and whether the building transitions effectively through scale and density to the stable *Neighbourhood* designation to the north.

The applicant has modified their application in response to the concerns raised by the community and Staff as follows:

- The second tower (at George and Dundas) has been eliminated in favour of a 16-storey base building that transition to 14-storeys as it approaches George Street and then 4-storeys as it turns the corner onto George Street.
- The first tower has been lowered in height from 48 to 44 storeys
- The tower at Jarvis and Dundas while possessing more storeys, is shorter in metres than PACE.
- The car parking supply has increased from 352 Parking Spaces to 405 parking spaces.
- Bicycle Parking has increased from 701 to 786
- Indoor amenity space has increased from 910 m² to 1,240 m²
- The total density has dropped from 19.01 to 17.70
- The elimination of the second tower drastically reduces the impact of shadows on the neighbourhood, while increasing the transition from the tower to the neighbourhood, as well as establishing a transition to a mid-rise built form on Dundas Street East.

- Currently it is not contemplating to bar access to the mid-block connection, nor do Staff feel it to be appropriate.
- Planning and Technical Services Staff are confident that the building can be serviced adequately.
- Sidewalks have been widened from their existing conditions to:
 - 5.0 metres on Dundas Street East
 - 6.0 metres on Jarvis Street
 - 5.5 metres on George Street

Yours truly,

A handwritten signature in black ink, appearing to read 'Giulio Cescato', written in a cursive style.

Giulio Cescato, Planner - Downtown Section
Community Planning, Toronto and East York District