

Dear Members

Please note that at the June 18, 2013 meeting of the Toronto East York Community Council (TEYCC) discussion and approval for the redevelopment of 200 Dundas St. E, 241-251 Jarvis St. & 280 George St. (Hilton Garden Inn) was deferred. It is expected that this item will be back before the TEYCC at its September meeting.

Below please find the submission made by the GDRA board with respect to this development.

June 17, 2013

To: teycc@toronto.ca

Cc: councillor_wongtam@toronto.ca; gcescat@toronto.ca

Re: Attn: Rosalind Dyers, Administrator, TEYCC, 200 Dundas St. E, 241-251 Jarvis St. & 280 George St.

Dear Toronto and East York Community Council,

We are pleased to provide comments from the Garden District Residents Association (GDRA) as set out below:

1. *The GDRA are discouraged with the limited amount of community consultation in relation to this major proposal, which if approved, will have a significant impact on the neighbourhood. There was only one open house, after which the proposal was resubmitted and modified dramatically such that we feel it is akin to a new proposal. A working group was convened after the initial submission but met only once. The second meeting was cancelled in anticipation that the developer was going to resubmit. The working group was not reconvened following the new submission. No Open House was held to consult with the neighbourhood on the second proposal. Nor was important information such as shadow studies for this new proposal made available for public comment. As a result we feel that this process has fallen short of meaningful consultation.*

If this rezoning application is approved, the GDRA formally requests meaningful consultation throughout the site planning stage.

2. *Some concerns remain such as:*
 - a) *The 2m proposed setback along Jarvis St. and 3m setbacks along Dundas St. and George St. are unlikely to support significant landscaping. This is particularly unfortunate given the substantial density proposed for the site (almost 18-times coverage). This important site acts as an entry point into the low-rise residential neighbourhood and the GDRA is concerned with the lack of quality landscaping articulated in the plans. It is hoped that improvements can be made to support landscaping on site so that it contributes to the gardens in the Garden District.*
 - b) *The developer is seeking to provide cash-in-lieu of a parkland dedication. The Official Plan states that, when cash-in-lieu money is collected from areas of low parkland provision levels – including this site, which lies within the lowest quintile of less than 0.42 ha/1000 people – “priority will be given to the creation or improvement of parkland that, wherever possible is located in or accessible to the park planning area in which the development providing the*

- required parkland contribution is located” (Official Plan, policy 3.2.3-6). The GDRA would like to be part of the consultation regarding the decision for the final use of these monies.*
- c) This proposal of 16-44 storeys for the entire length of the block along Dundas St. between Jarvis St. and George St., if approved, will not allow sky views from the sidewalks on Dundas St. This condition may also create a wind tunnel, depending on how the Ryerson property to the west is developed and if the low-rise block on the south side of Dundas St. is redeveloped in the future. The tower greatly exceeds the maximum 750 m tower floor plate size recommended in the Tall Building Guidelines, particularly when the entire “podium” of 16 stories formally qualifies as a tall building but has been excluded from the calculation. Gluing the building at to the adjacent two contiguous co-ops to the north would begin to create a canyon-like feel on Jarvis – such as exists along Bay St.– which the Tall Buildings Guidelines now discourage. Currently there is a separation between the site and the co-ops to the north which allows some sky view.*
 - d) As a result of safety and security concerns the GDRA is against any proposal to create a public laneway access, whether vehicular or pedestrian, immediately behind the proposed new development. Any access points should be secure.*
 - e) The lack of detail regarding Section 37 benefits is a concern - especially since this report will not be available until the day of the meeting.*
- 3. The Final Staff Report notes that 1,300 square meter dedicated community space will be used to “further the revitalization goals of the Downtown East Revitalization Initiative.” What are these goals? We also note that the space will be administered by Social Development, and be tendered to groups in a competitive format. Is this long-term leases, permitted occasions or what?*
- 4. We are pleased that the City supports our concern for adequate parking and is requiring 556 vehicular parking spaces with a maximum of 51 for car sharing programs, as well as a significant amount of bicycle parking. We note the developers proposed 405 parking spots are inadequate given the building’s size and the ever decreasing number of pay parking spaces in the area.*

Thank you for your consideration.

Regards,

The Board

Garden District Residents Association