

**245-255 College Street, and 39 & 40 Glasgow Street –
Rezoning Application – Supplementary Request for
Direction Report**

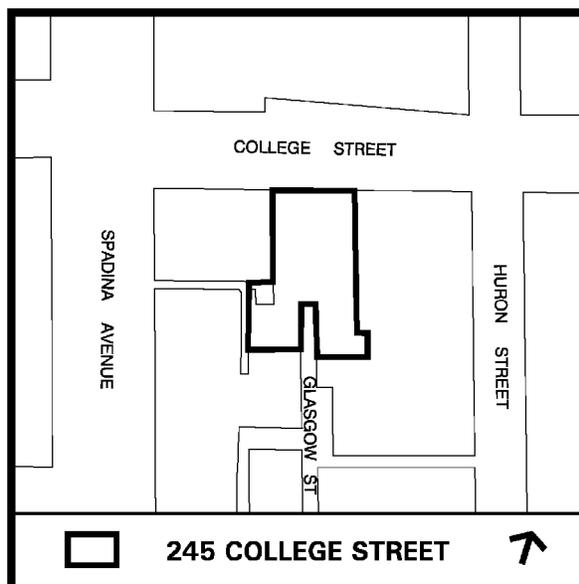
Date:	June 11, 2013
To:	City Council
From:	City Solicitor and Chief Planner and Executive Director, City Planning
Wards:	Ward 20 – Trinity-Spadina
Reason for Confidential Information:	This report relates to a litigation matter before the Ontario Municipal Board and includes advice that is subject to solicitor-client privilege.
Reference Number:	10 239490 STE 20 OZ

SUMMARY

This report summarizes the most recent revision to the applicant's plan for an academic residence at 245-255 College St. and 39 & 40 Glasgow Street. On May 29, 2013 the applicant's solicitor wrote to the Ontario Municipal Board outlining the revised proposal that would be put before the Board for approval.

The applicant has revised their proposal as follows:

- a. The lands at 255 College Street have been included as part of the rezoning application;
- b. The number of dwelling units has been increased from 239 dwelling units to 279.
- c. The number of beds proposed has been increased from 759 to 843.



- d. The overall building height has been reduced from 80 metres to approximately 78 metres;
- e. The overall gross floor area of 26,270m² has been increased to 35,141m²;
- f. The overall density has been increased from 12 times the original lot area to 14 times the combined lot area;
- g. Terracing at the rear of the building has been introduced, above the fourth, sixth, and eighth storeys;
- f. The portion of the tower fronting College Street is setback 5.5 metres at the east and west property limits;
- g. The centre portion of the tower, where windows are proposed, is setback 9.4 metres from the east and west property lines; and
- h. A 3-metre setback above the base building at the 6th storey on College Street has been introduced.

This report seeks further direction in respect of the upcoming Ontario Municipal Board hearing. More particulars of the outstanding issues are set out in the attached Confidential Information.

RECOMMENDATIONS

The City Solicitor and Chief Planner and Executive Director, City Planning, recommend that:

1. City Council consider the confidential instructions in Attachment 1; and
2. City Council authorize the public release of the confidential instructions adopted by Council in Attachment 1, with the remainder to remain confidential as it contains advice that is subject to solicitor-client privilege and information regarding pending litigation.

Financial Impact

There are no financial implications arising from the adoption of this report.

Proposal

On May 29, 2013 the applicant's solicitor wrote to the Ontario Municipal Board outlining the revised proposal that would be put before the Board for approval. The following table provides a comparison of the submissions.

	May 18, 2012, Request for Directions Report	May 29, 2013 Revised Proposal
Site	245 and 251 College Street, and 39 and 40 Glasgow Street	245-255 College Street, and 39 and 40 Glasgow Street
Site Area	2,176m ²	2,488 m ²
Number of properties	4	5
Gross Floor Area	26,270m ²	35,141m ²
Height (storeys)	24 storeys	25 storeys
Height (metres)	79.9 metres	77.9 metres
Number of Dwelling units	230	279
Number of Beds	759	843
Number of Parking Spaces	0	0
Number of Bicycle Parking Spaces	331	78
Density	12	14.12

CONTACT

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SIGNATURE

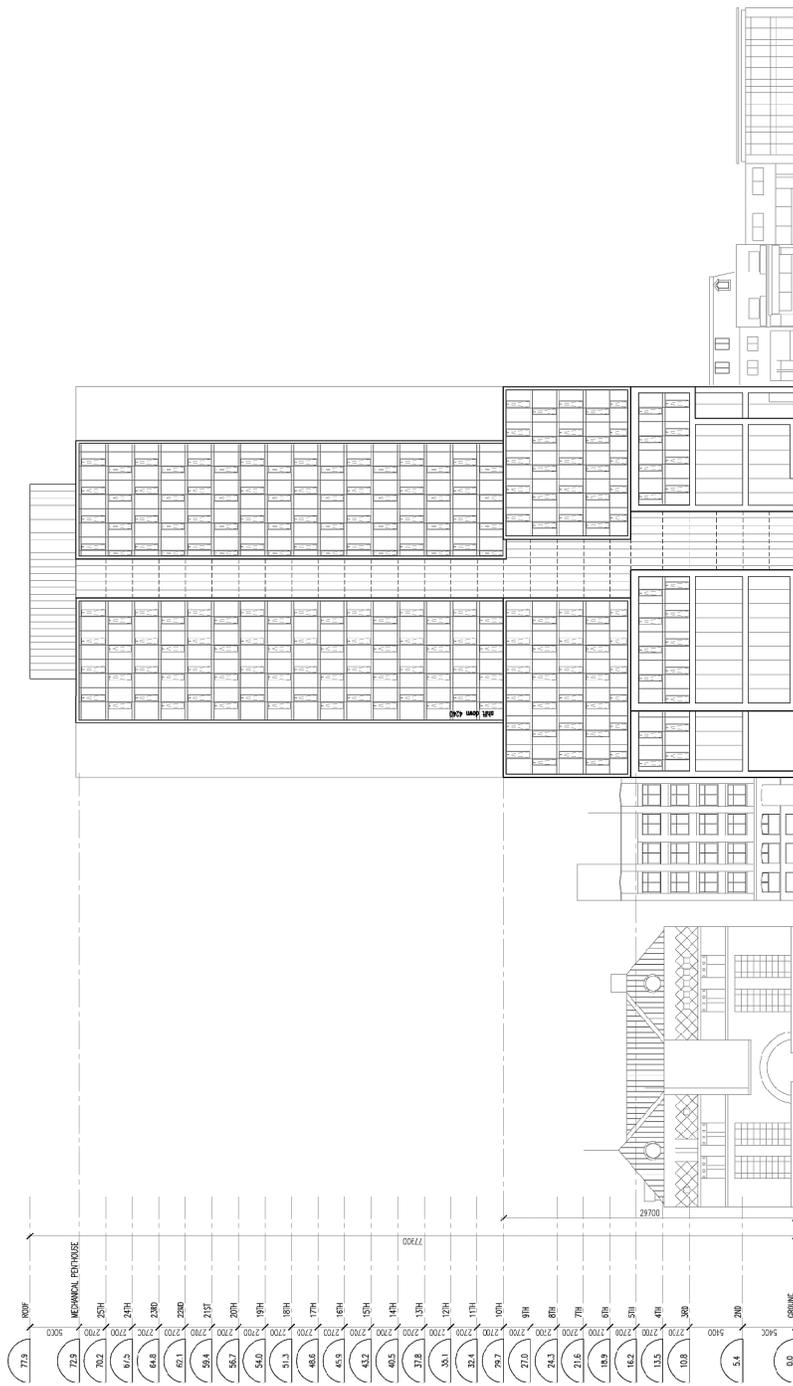
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning

Anna Kinastowski, City Solicitor

ATTACHMENTS

Attachment 1: Confidential Information

Attachment 1: North Elevation



North Elevation

245-255 College Street and 39 & 40 Glasgow Street

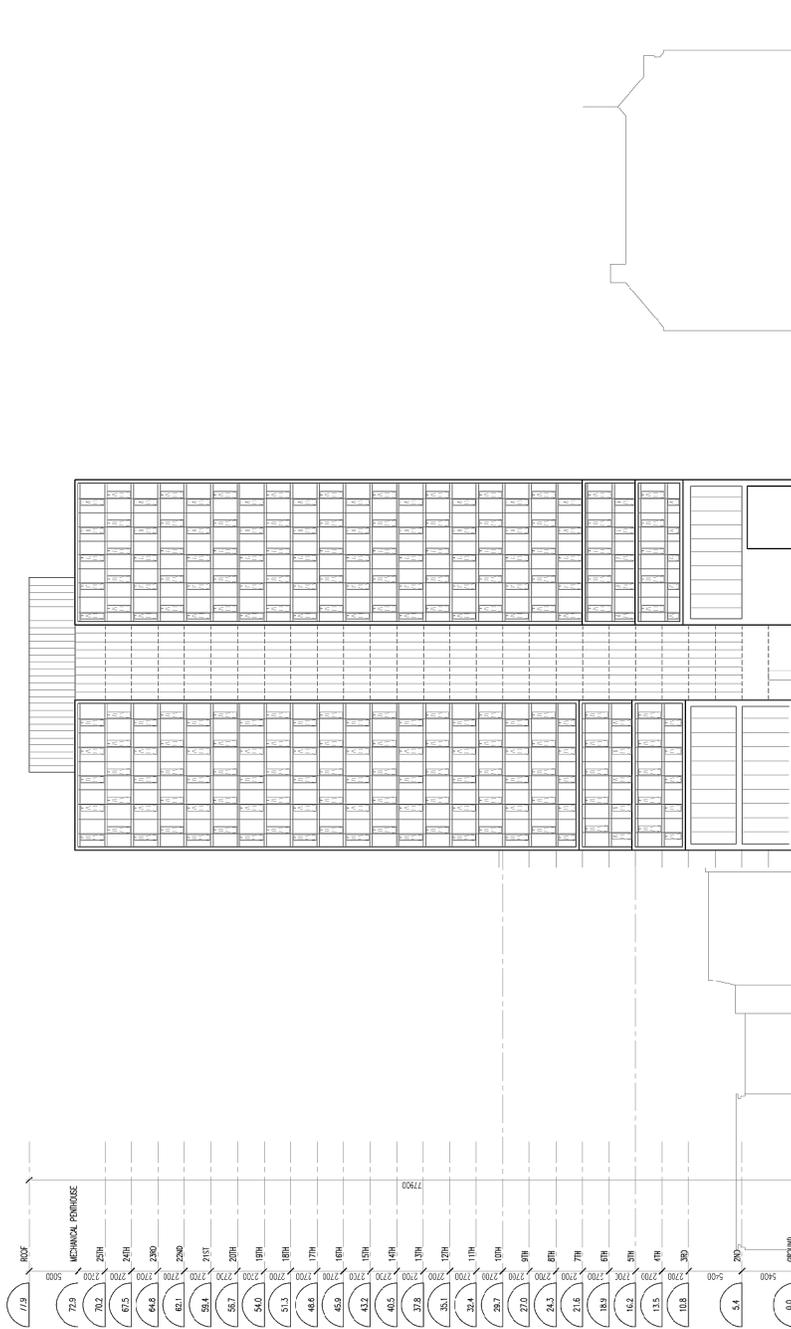
Elevations

Applicant's Submitted Drawing

Not to Scale
06/05/2013

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Attachment 3: South Elevation



South Elevation

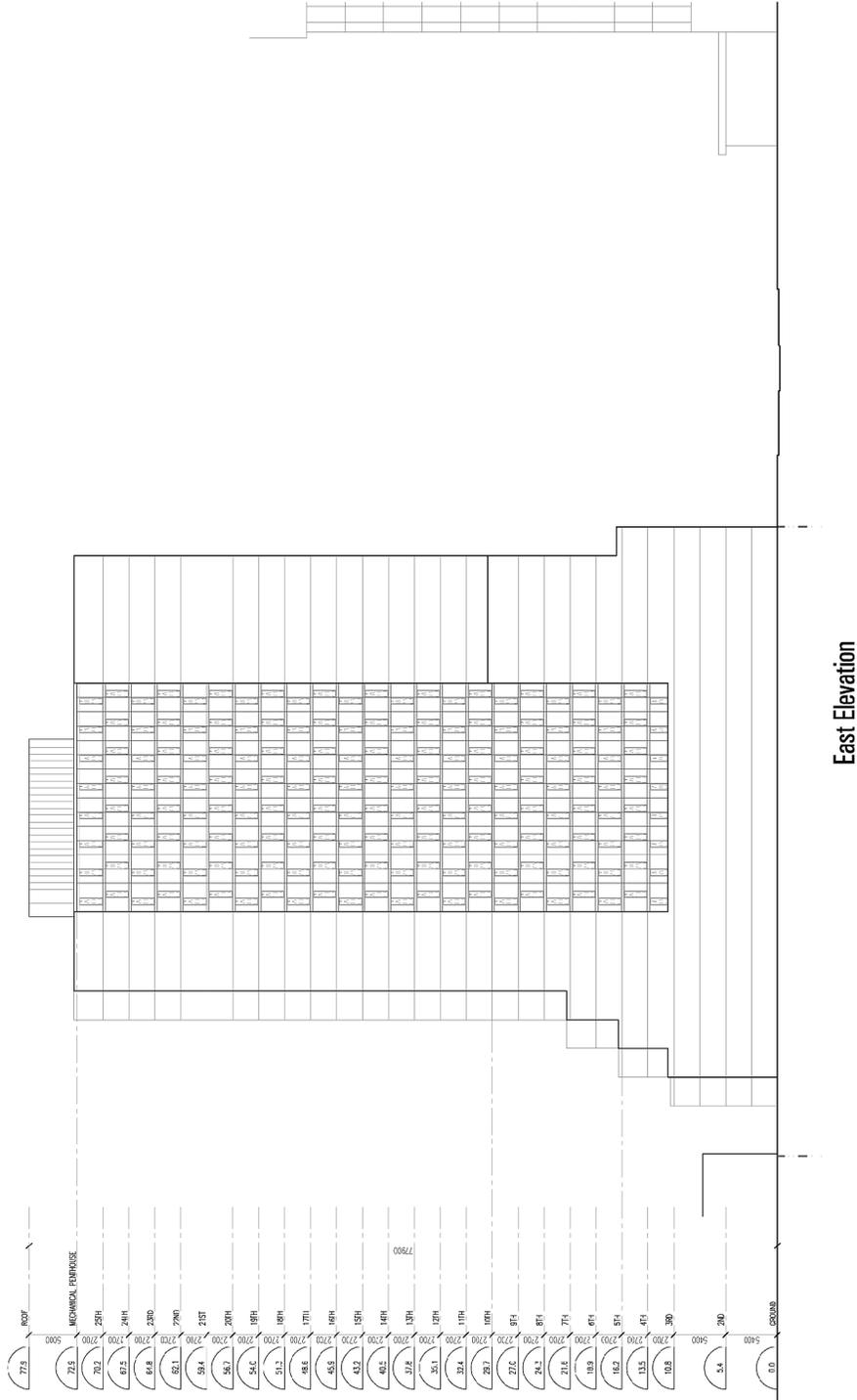
245-255 College Street and 39 & 40 Glasgow Street

Elevations
Applicant's Submitted Drawing

Not to Scale
06/05/2013

File # 10 239490 0Z

Attachment 4: East Elevation



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 06/05/2013

East Elevation
 245-255 College Street and 39 & 40 Glasgow Street
 File # 10 239490 0Z