

**93 to 95 Berkeley Street and 112 to 124 Parliament Street –
Zoning Amendment Application – Final Report**

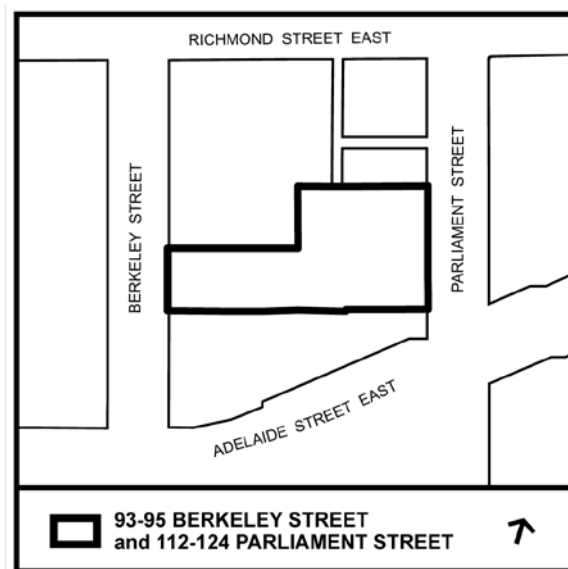
Date:	March 25, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	14 148284 STE 28 OZ

SUMMARY

This report recommends approval of a 21-storey mixed-use building, containing 279 residential units, 207 square metres of retail space and 824 square metres of commercial office space at 93 and 95 Berkeley Street, and 112 to 124 Parliament Street. The proposal also provides for 182 vehicular parking spaces within a 4-level underground garage and 390 bicycle parking spaces on the 1st underground level and the ground floor of the building. The entire west and south facing walls, plus portions of the north and east return walls of the existing heritage listed building at 93-95 Berkeley Street will be conserved in their original place and position.

Contributions under Section 37 of the *Planning Act* will be secured in the form of cash contributions for: local streetscape and parkland improvements within the Corktown Community; redevelopment of the site of Canada's First Parliament buildings; redevelopment of the North St. Lawrence Market; and implementation of the Heritage Interpretation Master Plan and the Heritage Lighting Master Plan for Old Town Toronto.

This report reviews and recommends approval of the application to amend Zoning By-law 436-86 and 569-2013.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 93 and 95 Berkeley Street and 112, 114, 116, 118, 120, 122 and 124 Parliament Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (March 25, 2015) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 93 and 95 Berkeley Street and 112, 114, 116, 118, 120, 122 and 124 Parliament Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (March 25, 2015) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the Bills for the Zoning By-law Amendments to City Council for enactment, the owner shall:
 - a. Enter into a Heritage Easement Agreement with the City for the property located at 93 and 95 Berkeley Street, to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including the registration of such an agreement to the satisfaction of the City Solicitor.
 - b. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property located at 93 and 95 Berkeley Street, prepared by ERA Architects Inc. dated February 27, 2015 to the satisfaction of the Manager, Heritage Preservation Services.
5. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 93 and 95 Berkeley Street in a form and content satisfactory to the Chief Planner and Executive Director, City Planning Division, and City Solicitor.
6. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into a Heritage Easement Agreement for the property at 93 and 95 Berkeley Street.
7. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:

- a. The owner shall provide community benefits having a total value of six hundred and seven thousand dollars (\$607,000) recommended to be allocated as follows:
 - i. A cash contribution of \$150,000 towards local streetscape and/or parkland improvements within the area designated *Corktown Area of Special Identity* on Map 15-3 of the King-Parliament Secondary Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
 - ii. A cash contribution of \$307,000 towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street, 265 and 271 Front Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Ontario Heritage Trust, in consultation with the Ward Councillor;
 - iii. A cash contribution of \$50,000 towards the redevelopment of the North St. Lawrence Market, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Director, Facilities Design and Construction, Facilities Management Division, in consultation with the Ward Councillor; and
 - iv. A cash contribution of \$100,000 towards the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- b. The payment amounts referred to in Recommendation 7 a. herein to be increased upwards by indexing in accordance with the Non-residential Construction Price Index for the Toronto CMA, reported by Statistics Canada or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made to the City.
- c. In the event the cash contributions referred to in Recommendation 7 a. above has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- d. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. A minimum of 10% of the dwelling units, or a minimum of 27 dwelling units in the development must be 3 bedrooms or larger in compliance with the *Ontario Building Code*; and

- ii. A privately owned publicly accessible space (POPS) pedestrian mews connecting Berkeley Street and Parliament Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the Ward Councillor.
- iii. That prior to final Site Plan Approval for the property at 93 and 95 Berkeley Street the owner shall:
 - a. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.iii. in the report (March 4, 2015), from the Director, Urban Design, City Planning Division, headed "Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 93-95 Berkeley Street", to the satisfaction of the Manager, Heritage Preservation Services;
 - b. The related Zoning By-law amendment giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division in consultation with the Manager, Heritage Preservation Services;
 - c. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services; and
 - d. Provide a detailed Landscape Plan for the subject property, satisfactory to the Manager, Heritage Preservation Services.
- iv. That prior to the issuance of any permit for the property at 93 and 95 Berkeley Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building, the owner shall:
 - a. Have obtained final site plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;
 - b. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.iii. in the report (March 4, 2015), from the Director, Urban Design, City Planning Division, headed "Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 93-95 Berkeley Street", including a description of materials and finishes to be prepared by the project architect, and

- qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
- c. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan;
 - d. Provide an Interpretation Plan for the subject property, to the satisfaction of the Manager, Heritage Preservation Services;
 - e. Provide a Signage Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - f. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services.
- v. Prior to the release of the Letter of Credit to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan, the owner shall:
- a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On March 20, 2014, City Council adopted the recommendation from the City Planning Division for the inclusion of the 2-storey brick building at 93 and 95 Berkeley Street, originally known as the Christie, Brown & Co. Stables building on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The report can be accessed at: <http://goo.gl/EsIDKu>

On June 17, 2014, the Toronto and East York Community Council considered the Preliminary Report for the subject application. Direction was given to City staff to hold a community meeting. The Preliminary Report can be accessed at: <http://goo.gl/dLDr43>

ISSUE BACKGROUND

Original Proposal

On April 28, 2014, City Planning staff received a Zoning By-law Amendment application that proposed a 19-storey mixed use building (64.3 metres), consisting of a 6-storey base building and a 13-storey tower. The Christie, Brown & Co. Stables building (which is listed in the City's Inventory of Heritage Properties), was proposed to be preserved by retaining the west wall in its original position and partial preservation and reintegration on the rest of the building walls. The proposal had a total gross floor area of 21,238 square metres, of which 20,181 square metres was residential space, 803 square metres was office space and 254 square metres were street-related retail space. The typical tower floor plate size was 898 square metres.

Revised Proposal

On November 28, 2014, City Planning staff received a revised application that addressed comments raised through the review process. Improvements to the original proposal include:

- Increasing the base building setback along the Parliament Street by 1 metre, in order to provide a pedestrian sidewalk of 6 metres;
- Providing weather protection for the pedestrian sidewalk along Parliament Street by a building projection that extends 2 metres over the sidewalk from the 3rd storey;
- Decreasing the height of the base building along Parliament Street from 19.4 metres to 16.4 metres;
- Providing an additional setback on the tower facing Parliament Street from 7.5 metres to 10.5 metres starting on the 18th storey;
- Increasing the setback on top of the Christie, Brown & Co. Stables building starting on the 3rd storey from 7.8 metres to 11.9 metres;
- Reduction of the building projection depth from the 3rd floor over the proposed pedestrian mews from 17.8 metres to 11 metres;
- Reduction of the tower floorplate from 898 square metres to 846 square metres;
- Swapping the locations of the residential lobby and the street-related retail space on the ground floor fronting Parliament Street;
- Preserving the south wall of the Christie, Brown & Co. Stables building up to a length of 22.32 metres in its original place and position;
- Increasing the percentage of 2 and 3 bedroom dwelling units; and

- Increasing the office gross floor area from 803 square metres to 829 square metres.

In order to accommodate the preservation of the Christie, Brown & Co. Stables building, the western portion of the parking garage originally proposed underneath the heritage building was eliminated, reducing the number of vehicular parking spaces from 194 to 158.

Current Proposal

Since the submission of the revised proposal, the applicant has agreed to further address City Planning staff concerns for appropriate separation distance conditions and heritage preservation improvements. Noted improvements include:

- Increasing the building setback to the north property line from the 7th storey from 8 metres to 10 metres;
- Reducing the tower floorplate from 846 square metres to 779 square metres;
- Preserving a portion of the north and east return walls of the Christie, Brown & Co. Stables building in its place and position; and
- Increasing the number of vehicular parking spaces from 158 to 182 with the addition of a 4th underground level.

The current proposal increased the overall height of the building from 67 metres to 74.9 metres (including the mechanical penthouse) in order to accommodate the gross floor area lost through the refinement of the tower building mass.

Details of the original and revised proposals are outlined in the table below:

	Original Proposal April 28, 2014	Revised Proposal November 28, 2014	Current Proposal February 27, 2015
Floor Space Index	7.3	7	7.1
Tower Floor Plate (sq.m.)	898	846	779
Building Height (including mechanical penthouse) (m.)	64.3	67	74.9
Base Building Height along Parliament St. (m.)	19.4	16.5	16.5
Setbacks (m.)			
North	0 to 8.1	0 to 8.1	0 to 8.1
East (Parliament St.)	0	1.0	1.0
South	7.1	7.1	7.1
West (Berkeley St.)	0	0	0
Stepbacks (m.)			

North East (Parliament St.)	8.1 from 7 th fl. 8 from 7 th fl.	8.1 from 7 th fl. 7.5 from 6 th fl., & 10.5 from 18 th fl.	10 from 7 th fl. 7.5 from 6 th fl., & 10.5 from 19 th fl., and 15 from 21 th fl.
South West (Berkeley St.)	7.1 from 7 th fl. 7.9 from the 3 rd fl. 17.9 on 9 th fl. 51.5 on 10 th fl.	7 from 7 th fl. 11.9 from 3 rd fl. 14.5 from 7 th fl., 17.8 on 9 th fl., 20.1 on 10 th fl., and 52.7 from 11 th fl.	7 from 7 th fl. 11.9 from 3 rd fl. 14.3 from 8 th fl., 17.6 from 10 th fl., 20.7 from 11 th fl. and 52.7 from 12 th fl.
Breakdown of GFA per Use (sq.m.)			
Residential	20,181	19,272	19,595
Retail	254	206	207
Office	803	829	824
Total	21,238	20,307	20,626
Breakdown of Res. Units			
Bachelor	68	69	2
1 Bedroom	117	116	148
2 Bedroom	64	65	102
3 Bedroom or larger	27	28	27
Total	276	278	279
Amenity Space (sq.m.)			
Indoor	596	574	643
Outdoor	350	308	350
Total	946	882	993
No. of Vehicular Parking Spaces			
Resident	163	128	152
Residential Visitor	31	27	27
Non-residential	0	0	0
Car-share	0	3	3
Total	194	158	182
No. of Bicycle Parking Spaces			
Residential Occupant	249	344	344
Residential Visitor	34	46	46
Retail	5	0	0
Office	10	0	0
Total	298	390	390

Site and Surrounding Area

The site is a "L" shaped parcel located within the block bordered by Parliament Street to the east, Adelaide Street East to the south, Berkeley Street to the west and Richmond Street to the north.

The surrounding uses are as follows:

- West: On the west side of Berkeley Street are: 2-storey townhouses used for residential and commercial purposes; a 2-storey industrial/office building; a private surface parking lot for the office building further west; and a 1-storey brick industrial building, subject to a Zoning By-law Amendment application (file no. 15 113777 STE 28 OZ) to permit a 25-storey mixed-use building.
- South: A 2-storey garage and a 1-storey auto sales centre. Across Adelaide Street East are: a 4-storey brick commercial building; a 2-storey brick commercial building; and a 5-storey office building. Further southwest, along Berkeley Street are fourteen 2-storey row houses and a 3-storey brick building currently occupied by the Alumni Theatre Company, all of which are listed on the City of Toronto Inventory of Heritage Properties.
- East: On the east side of Parliament Street are: a 4-storey mixed-use building; a commercial surface parking lot; and a 2-storey office building. These properties are currently subject to a Zoning By-law Amendment application (file no. 13 181685 STE 28 OZ) and a Rental Housing Demolition and Conversion application (file no. 13 181698 28 RH) to permit a 21-storey mixed-use building and the replacement of 12 rental apartment units.
- North: A private surface parking lot; four 2-storey semi-detached office buildings that are listed on the City of Toronto Inventory of Heritage Properties; various 2-storey office/retail buildings; Worts Lane – a City-owned public laneway that extends to Richmond Street East to the north and to Parliament Street to the east; and a 1-storey commercial building.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and healthy communities. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of

conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work. The site is designated *Regeneration Area* on Map 18 – Land Use Plan. Section 4.7 indicates *Regeneration Areas* are unique areas of the City where a mixture of uses is encouraged and where strategies and a framework for development shall be “tailor-made” based on the specific policies of the Secondary Plan.

Section 3.1.2 – “Built Form” directs new development to fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by: creating appropriate transitions in scale to neighbouring buildings; providing for adequate light and privacy; and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4 requires new development be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Section 3.1.3 – “Built Form – Tall Buildings” provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that includes: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5 – “Heritage Resources” provides direction on preserving listed properties on the City of Toronto Inventory of Heritage Properties. Policy 2 requires listed properties to be conserved and that development adjacent to such properties respect the scale, character and form of the heritage building.

Section 1.5 – “How to Read the Plan” indicates the Official Plan is a comprehensive and cohesive whole. This application was reviewed against all policies of the Official Plan. The Official Plan can be accessed at: <http://goo.gl/q127OD>

Official Plan Amendment 231

On December 18, 2013, City Council approved Official Plan Amendment 231 (OPA 231) for employment land policies, as part of the City's Official Plan/Municipal Comprehensive Review. On July 9, 2014, OPA 231 was approved by the Minister of Municipal Affairs and Housing for approval. OPA 231 is currently under appeal at the Ontario Municipal Board. Despite OPA 231 not being in full force and effect, *Planning Act* applications submitted after December 18, 2013, should meet the intent of City Council's direction. OPA 231 amends Section 3.5.1 of the Official Plan by adding Policy 9, which requires any residential redevelopment with 1,000 square metres or more of office space to replace such space as part of the redevelopment. The site contains various office uses that total over 1,000 square metres. The OPA 231, as approved by the Province can be accessed at: <http://goo.gl/o0IntM>

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring development is compatible and complementary to the existing built form character and scale of the area. The site is designated *Regeneration Area 'A' (Jarvis-Parliament)* on Map 15-1 – Land Use Plan. *Regeneration Area 'A'* lands are targeted for significant growth as a whole, having a mixture of compatible land uses (refer to Attachment 4: King-Parliament Secondary Plan).

The built form policies of the Official Plan are further refined in Section 3 – “Urban Structure and Built Form” of the Secondary Plan. In particular, new development shall: provide adequate light, view and privacy for neighbouring properties; achieve a compatible relationship with its built form through height, massing, scale, setbacks, roofline and profile architectural character and expression; provide appropriate proportional relationships to adjacent streets to minimize wind and shadowing impacts; and provide streetscape and open space improvements.

The heritage resource policies of the Official Plan are further refined in Section 4 – “Heritage and Community Improvement” of the Secondary Plan. Heritage buildings are identified as essential elements of the physical character in the King-Parliament area. The height of buildings on lots containing heritage buildings may be increased beyond Zoning By-law permissions if conservation restoration and maintenance of such heritage buildings are secured. However, any increase in height and overall built form of the development must achieve a compatible relationship with the heritage buildings on and surrounding the site.

The site is also within the *Corktown Area of Special Identity* on Map 15-3 – Areas of Special Identity. The site fronts onto Parliament Street to the east and Berkeley Street to the west, identified as *Special Streets* on Map 15-1 – Land Use Plan. Further built form and urban design considerations are outlined in the King-Parliament Urban Design Guidelines.

This application was reviewed against all policies of the Secondary Plan, which can be accessed at: <http://goo.gl/oFjxDX>

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines correspond to the policy direction of the King-Parliament Secondary Plan. As noted above, the site is identified within the *Corktown Area of Special Identity*. New development shall respect the historical and urban design significance of the area. Further, Parliament Street and Berkeley Street are identified as *Special Streets*. New buildings shall be consistent in general character and scale with the heritage industrial buildings along Parliament Street and Berkeley Street.

This application was reviewed against the King-Parliament Urban Design Guidelines, which can be accessed at: <http://goo.gl/e0da4s>

King-Parliament Community Improvement Plan

The purpose of the King-Parliament Community Improvement Plan (CIP) is to complement the policies of the King-Parliament Secondary Plan in providing a framework for civic improvements within the King-Parliament area. The *Corktown Area of Special Identity* is

indicated as an area that deserves special attention in order to highlight their heritage and historical importance. Parliament Street and Berkeley Street, as *Special Streets* merit additional attention to their long-term physical improvement. Civic improvements within and in proximity of the site were considered as part of the review of the application.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines can be accessed at: <http://goo.gl/8qgWBf>

Policy 1 in Section 5.3.2 – “Implementation Plans and Strategies for City-Building” of the Official Plan states Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas. The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 – “The Built Environment” and other policies within the Plan related to the design and development of tall buildings in Toronto.

The Tall Building Design Guidelines provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy and minimum side and rear yard tower setbacks of 12.5 metres.

Zoning

Under Zoning By-law 438-86, the site is zoned RA “Reinvestment Area” with a height limit of 12 metres for the western portion of the site fronting Berkeley Street and 23 metres for the portion of the site fronting Parliament Street. The RA designation permits a mixture of uses including residential, retail, office and manufacturing uses. The site is subject to certain permission and exception provisions, including: a massing height of up to 12 metres between the street limit to a lot depth of 12 metres along Berkeley Street; and a massing height of up to 16 metres for the base building, with an application of an angular plane of 44 degrees on subsequent massing height along Parliament Street.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9, 2013 are subject to the new Zoning By-law. 93 to 95 Berkeley Street is zoned CRE (x57) and 112 to 124 Parliament Street zoned CRE (x1) “Commercial Residential Employment”. The permitted uses, height limits and site specific permissions and exceptions are carried over from Zoning By-law 438-86 (refer to Attachment 6: Zoning).

TOcore

On May 13, 2014, the Toronto and East York Community Council considered a Staff Report regarding TOcore: Planning Toronto’s Downtown, along with a related background document

entitled Trends and Issues in the Intensification of Downtown. Both reports can be accessed at: <http://goo.gl/CKvftl>

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The analysis of this application has been informed by the issues being considered under TOcore.

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

Reasons for Application

The proposal requires an amendment to the Zoning By-law for: an increase in overall height; reduction in side and rear yard setbacks; reduction of outdoor private amenity space area; and relief from site specific exceptions that requires specific massing fronting on Berkeley Street and Parliament Street.

Community Consultation

On July 17, 2014, a community consultation meeting was held at St. Paul's Basilica at 83 Power Street. City Planning staff, the applicant, the Ward Councillor and approximately 20 members of the public attended. As a whole, members of the public supported the proposal. Concerns were raised on the location of: the proposed residential units and balconies; the residential lobby; load bearing columns; and bicycle racks at the southeast portion of the site. Issues pertaining to: lack of privacy; lack of security; and increase in noise to be generated from this proposal were also raised.

On September 4, 2014, the applicants consulted with the St. Lawrence Neighbourhood Association's Development Committee along with City Planning staff at City Hall. The neighbourhood association's members generally supported the proposal. However, the neighbourhood association requested that the applicant consider increasing the pedestrian sidewalk width of Parliament Street and reducing the tower floorplate. Other concerns that are under the purview of a Site Plan Approval application, including the materiality of the building and the shape of the load bearing columns were also identified.

City of Toronto Design Review Panel

The original submission of the application went before the Design Review Panel on September 16, 2014, where the Panel voted for refinement of the proposal. The Panel was supportive of the proposal's preservation of the heritage building and the setbacks achieved by the new building massing along Berkeley Street. The Panel was also supportive of the proposed pedestrian mews to increase the amount of open space in the area, but cautioned it must be open to the sky. Other items that the Panel asked the applicant to consider for refinement include:

- Reduce the floorplate of the tower;
- Reduce the number of different materials used throughout the building façade; and
- Preserving the entire south wall of the listed heritage building.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The 2014 PPS promotes new development through intensification, where such intensification recognizes the development's local context and has a well-designed built form. This application provides a built form that fits within its local context and is consistent with the 2014 PPS.

The Growth Plan for the Greater Golden Horseshoe designates the site within the urban growth centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options and to provide for appropriate transition of built form to adjacent areas. This application accommodates intensification and provides an acceptable transition of built form to adjacent areas. As such, this application does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

This proposal consists of a mixture of residential, retail and office uses and complies with the intent of the land use provisions for *Regeneration Areas* in the Official Plan. Further, the proposed mixture of land uses meets the objectives of the King-Parliament Secondary Plan to accommodate growth with land uses that are mutually compatible.

There are currently over 1,000 square metres of office space on site. This application will meet the general intent of OPA 231 by replacing the 1,000 square metres of existing office space with 824 square metres of new office space as part of the redevelopment.

Height

The existing planning policy framework was analysed in respect to the proposal's height. The Official Plan recognizes *Regeneration Areas* within *Downtown* as areas where intensification is encouraged. The Official Plan and the King-Parliament Secondary Plan require new development to be located and organized to fit within its existing and/or planned context and to achieve a compatible relationship with their built form context. The Tall Building Design Guidelines encourage tall buildings to fit and transition to lower scale buildings.

The proposal's overall height of 69.9 metres (74.9 metres including the mechanical penthouse) exceeds the current height permission of 23 metres of the Zoning By-law along Parliament Street. Although the overall height of the proposal exceeds the Zoning By-law standard, the tower portion of the building steps back from the Parliament Street frontage by 7.5 metres from the 6th storey, 10.5 metres from the 19th storey, and 15 metres from the 21st storey. The mechanical penthouse is further setback from the Parliament Street frontage so it is out of sight when viewed from the immediate street level. The proposed height is generally consistent with the building heights approved and constructed within the last 5 years in the King-Parliament area. Further, the height of this proposal provides for an appropriate transition from the taller buildings within the area designated *Regeneration Area 'A' (Jarvis-Parliament)* towards the low

to mid-rise built form permitted within the area designated *Mixed Use Area 'A' (Corktown)* of the King-Parliament Secondary Plan, where redevelopment east of Parliament Street is expected to continue transitioning towards lower building heights. The heights of the building and the number of storeys are secured in the draft Zoning By-law (refer to Attachment nos 7 & 8: Draft Zoning By-law Amendments).

Massing

The existing planning policy framework was analysed in respect to the proposal's massing and the resulting separation distance conditions. The King-Parliament Secondary Plan requires development to be sited and massed to provide adequate light, view and privacy for neighbouring properties. The Tall Building Design Guidelines direct proposals to: evaluate the existing and planned context by including a "block" context analysis; provide a maximum floorplate size of 750 square metres; transition to lower scale buildings; and provide a minimum 25 metres between tall buildings.

The block where the site is located contain various properties that have the potential for redevelopment and growth. A conceptual massing block context was created in order to identify the planned context within this block (refer to Attachment 3: Conceptual Massing Block Context). A base building height of 16.4 metres along Parliament Street, with a stepback of 7.5 metres from the 6th storey maintains the Zoning By-law intent of a 16 metre base building height and respects the existing built form context of nearby heritage listed buildings to the south of the site with a similar height. This base building condition is anticipated for future redevelopment along Parliament Street within this block, subject to heritage conservation objectives.

A 10 metre stepback from the north tower building wall to the north property line is achieved. City Planning staff anticipate a mid-rise building as an appropriate redevelopment for the lands to the north of the site, given their size and relationship to the block. A 10 metre stepback to the north property line from this proposal would provide for an adequate separation distance for redevelopment to the north.

A 7.5 metre stepback from the west tower building wall to the rear property line is achieved. City Planning staff anticipate a mid-rise building as an appropriate redevelopment for the lands to the west of the site, should it be redeveloped, where a 7.5 metre setback would provide an adequate separation distance.

A 5.5 to 7 metre setback of the south building wall to the south property line is achieved. This condition provides for an east-west pedestrian mews and provides adequate light and views for residents for this proposal and existing residents to the south of the site. If the lands to the south are redeveloped it is anticipated that any taller building massing on the site would be located on the southwest portion on the site where appropriate setbacks and stepbacks could be accommodated.

Along the Berkeley Street frontage, the new building mass provides a stepback of 11.9 metres from the 3rd storey of the Christie, Brown and Co. Stables building, continuing a consistent street wall of 1 to 3 storeys along Berkeley Street. This stepping condition is anticipated for future redevelopment along Berkeley Street and conforms to the direction of the King-Parliament Urban Design Guidelines for a small scale, residential fabric.

The massing achieved for the building results in a tower floorplate of 779 square metres, exceeding the Tall Building Guidelines of 750 square metres. City Planning staff find that in this location, the floorplate size fits the physical character of the King-Parliament area with its slightly bulky warehouse character fabric, and conforms to the King-Parliament Secondary Plan.

The proposal's setbacks, stepbacks and building projections are secured in the draft Zoning By-law.

Sun, Shadow and Wind

Shadow studies submitted in support of the application assessed the proposal's shadow impacts during the spring and fall equinoxes. There are no open spaces that are impacted by shadows cast from this development between the hours of 9:18 a.m. to 4:18 p.m.

The Pedestrian Wind Study submitted in support of the application assessed projected wind velocities within and surrounding the proposed building. The report concluded suitable wind conditions will be achieved at the entrances of the development, the outdoor amenity area, the pedestrian mews, and adjacent sidewalks.

This proposal conforms to the policy direction of the King-Parliament Secondary Plan in minimizing shadow impacts and maintaining comfortable wind conditions on neighbouring streets, properties and open spaces.

Heritage

The Christie, Brown & Co. Stables building is associated with the history of the nationally significant company of Christie, Brown & Co. that flourished from 1853 until 1928 when it was absorbed by Nabisco. The building is valued for its association with the architects Sproatt and Rolph, partners in one of Toronto's leading firms from 1900-1934, with a reputation for a range of commissions including residential, institutional, commercial and industrial buildings.

The company's founder, William Mercer Christie, began his life in Toronto in 1848 as a young immigrant making bread and delivering goods to consumers in Yorkville before the day's break. By the time of his death in 1900, his goods evolved from being hand-crafted to machine-made employing two of every three biscuit makers in Toronto and delivering over 400 types of biscuits and cakes across Canada. The building is directly associated with Canadian culinary food manufacturing and distribution. The design and detailing of the building also yields information about the provisions for the care and accommodation of horses employed in the delivery for commercial businesses at the time.

The building has had a long established presence on Berkeley Street, one of Toronto's first streets originating with the layout of the Town of York in 1793. The building contributes to an understanding of the evolution of the street, which combined: institutions of civic importance (the first two parliament buildings, the courthouse and jail - all demolished, and the Berkeley Fire Hall No. 4); commercial and industrial buildings of importance (shops from the 1840's at the northeast corner of King Street and Berkeley Street and the Consumers Gas Building); and residential properties from as early as the 1870's. Along with these other structures, the Christie,

Brown & Co. Stables building visually maintains the historic character of the street and its subsequent evolution.

Residential Amenity Space

Zoning By-law standards require 2.0 square metres per dwelling unit each for indoor and outdoor amenity space. This standard results in 552 square metres each for indoor and outdoor amenity space for the proposed 276 dwelling units.

The proposed indoor amenity space of 643 square metres, or 2.3 square metres per dwelling unit, exceeds the minimum standard of the Zoning By-law. The proposed outdoor amenity space of 350 square metres, or 1.3 square metres per dwelling unit, does not meet the minimum standard of the Zoning By-law. City Planning staff finds this configuration acceptable in this instance as the outdoor amenity space area is contained in a contiguous space on the 11th floor. The draft Zoning By-law will secure the minimum area of both indoor and outdoor amenity space. The programming and design of the outdoor amenity space will be secured through the Site Plan Approval process.

Traffic Impact and Vehicular Access

The Traffic Impact Study and addendum submitted in support of the application concluded vehicular manoeuvring into and out of the site is appropriate. The Study and addendum also concluded the traffic impact generated by this proposal will not negatively impact local traffic. Engineering and Construction staff has reviewed the submitted documentation and is satisfied with its conclusions.

Vehicular Parking

The proposal provides a total of 182 vehicular parking spaces, consisting of 152 spaces for residents, 27 spaces for visitors and 3 car-share spaces. All of the vehicular parking spaces will be located within the four level underground parking garage, with all of the visitor parking and car-share spaces to be located within the first underground level.

The parking analysis submitted as part of the Traffic Impact Study and addendum was based on the earlier proposal dated November 24, 2014, where 158 parking spaces was contemplated. Engineering and Construction Services staff reviewed the study and addendum and finds the number of parking spaces proposed at the time satisfactory as it is only marginally less than the Zoning By-law requirement of 160 spaces. The current proposal has a revised residential unit mix that will require 182 parking spaces based on the same criteria as agreed upon by Engineering and Construction Services staff. The draft Zoning By-law will secure the minimum number of parking spaces.

Bicycle Parking

The proposal will provide 344 residential and 46 visitor bicycle parking spaces. The residential parking spaces are to be located within the first underground level and at grade. The number of bicycle parking spaces exceeds the provisions of the Toronto Green Standard.

Servicing and Stormwater Management

A Functional Servicing & Stormwater Management Report and addendum were submitted in support of the application. The report concluded the proposal can be adequately serviced with

new connections to the existing municipal sanitary sewer and watermain on Parliament Street. The report also proposed various strategies that includes an on-site storm sewer network, storage tank and controlled discharge to satisfy the City's stormwater management requirements. Engineering and Construction staff have reviewed the report and addendum and is satisfied with its findings.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 279 dwelling units and 1,031 square metres of non-residential uses on a site with an area of 2,903 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.37 hectares or 133% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 280 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no location for an on-site parkland dedication that would be of a useable size and the site would be encumbered with below grade parking.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Streetscape

The proposal will increase the width of the pedestrian sidewalk along Parliament Street from approximately 3 metres to 6 metres. A 2.1 metre wide pedestrian clearway and a 1.8 metre wide continuous tree trench for 3 City-owned trees along the Parliament Street frontage will be provided. Weather protection along Parliament Street will be provided by the projection of the building starting from the third storey over the pedestrian sidewalk with a width of 2 metres.

As the west wall of the Christie, Brown Co. & Stables building is being preserved in their original location and place, the existing width of the pedestrian sidewalk along Berkeley Street will remain as is.

Other streetscaping standards including pavers and tree guards are to be secured through the future Site Plan Approval process.

Privately Owned Publicly Accessible Space

An east-west pedestrian mews with a width of 5.1 to 6.9 metres is proposed on the southern portion of the site, to be secured as a privately owned publicly accessible space (POPS) (refer to Attachment 1: Site Plan). The POPS will function as: a public pedestrian connection between Berkeley Street and Parliament Street; front yard space for the dwelling units on the ground floor; and open space for the surrounding community. The provision for additional open space

within this area fulfill the policy direction of the Official Plan in providing usable publicly accessible open space areas and meets the intent of the Tall Building Design Guidelines in providing for grade-related walkways and open space to connect existing streets.

The POPS is to be secured as a legal convenience in the Section 37 Agreement and will be designed through the future Site Plan Approval process.

Tree Preservation

An Arborist Report, a Tree Preservation Plan and addendum were submitted in support of the application. Urban Forestry staff have reviewed the documentation and is satisfied the requirements and related approval process of the City's Private Tree By-law and City Street Tree By-law has been complied with.

Toronto Green Standard

On October 27, 2009, City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The draft Zoning by-laws will secure performance measures for the following Tier 1 development features: cycling infrastructure; weather protection along Parliament Street; a pedestrian clearway of at least 2.1 metres along Parliament Street; and provision for continuous tree canopy along Parliament Street.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including: pedestrian lighting; storage and collection of recycling and organic waste; and planting of new trees.

Section 37

The applicant has agreed to provide community benefits for the local community in consultation with City Planning staff and the Ward Councillor, to be secured in a Section 37 Agreement under the *Planning Act*. The community benefits to be secured are:

1. A cash contribution of \$150,000 towards local streetscape and/or parkland improvements within the area designated *Corktown Area of Special Identity* on Map 15-3 of the King-Parliament Secondary Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
2. A cash contribution of \$307,000 towards the redevelopment of the site of Canada's First Parliament buildings, municipally known as 25 Berkeley Street, 265 and 271 Front Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Ontario Heritage Trust, in consultation with the Ward Councillor;
3. A cash contribution of \$50,000 towards the redevelopment of the North St. Lawrence Market, to the satisfaction of the Chief Planner and Executive Director, City Planning

Division, and the Director, Facilities Design and Construction, Facilities Management Division, in consultation with the Ward Councillor; and

4. A cash contribution of \$100,000 towards the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

In the event the cash contributions referred to above has not been used for the intended purpose within 3 years of the site specific By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. A minimum of 10% of the dwelling units, or 27 dwelling units in the development must be 3 bedrooms or larger, in compliance with the *Ontario Building Code*;
2. A privately owned publicly accessible space (POPS) pedestrian mews connecting Berkeley Street and Parliament Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the Ward Councillor;
3. That prior to final Site Plan Approval for the property at 93 and 95 Berkeley Street the owner shall:
 - a. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.iii in the Alterations Report (March 4, 2015), from the Director, Urban Design, City Planning Division to the satisfaction of the Manager, Heritage Preservation Services;
 - b. The related Zoning By-law amendment giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division in consultation with the Manager, Heritage Preservation Services;
 - c. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services; and
 - d. Provide a detailed Landscape Plan for the subject property, satisfactory to the Manager, Heritage Preservation Services;
4. That prior to the issuance of any permit for the property at 93 and 95 Berkeley Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building, the owner shall:

- a. Have obtained final site plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;
 - b. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.iii in the Alterations Report (March 4, 2015) from the Director, Urban Design, City Planning Division, including a description of materials and finishes to be prepared by the project architect, and qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
 - c. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan;
 - d. Provide an Interpretation Plan for the subject property, to the satisfaction of the Manager, Heritage Preservation Services;
 - e. Provide a Signage Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - f. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services; and
- v. Prior to the release of the Letter of Credit to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan, the owner shall:
- a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

Tenure

The proposed tenure for the residential component of the development is condominium ownership.

CONCLUSION

This application provides an acceptable redevelopment within the King-Parliament area. The proposal provides a mixture of compatible land uses that complement the existing character of the area. The built form of the proposal achieves a compatible relationship along Berkeley Street by providing a sufficient building setback from the existing heritage building on site and maintains the low-rise nature of the street. The proposed tower's overall height and floorplate is consistent with the emerging built form context and physical character of the King-Parliament area.

CONTACT

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SIGNATURE

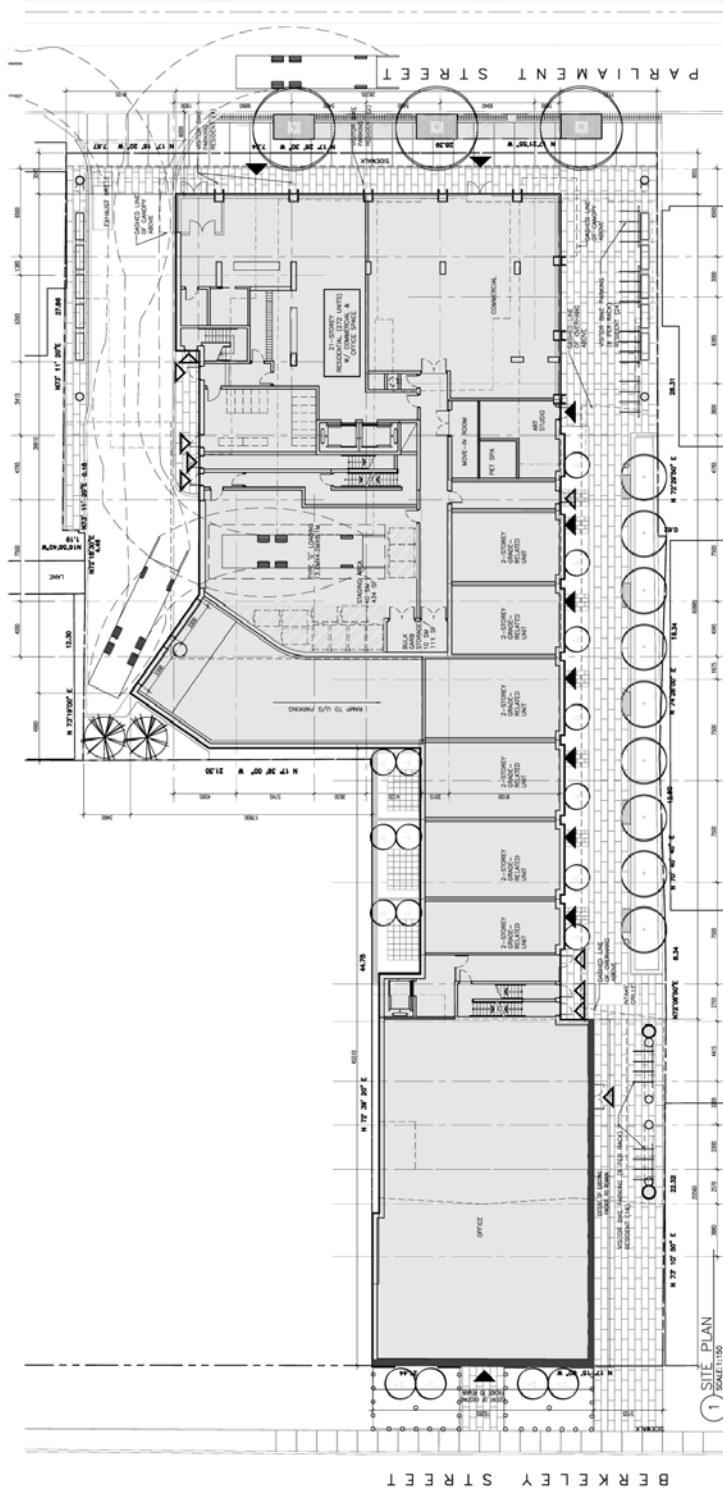
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a-c: Elevations
Attachment 3a-b: Conceptual Massing Block Context
Attachment 4: King-Parliament Secondary Plan
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment to By-law 436-86
Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013

Attachment 1: Site Plan



93-95 Berkeley Street + 112-124 Parliament Street

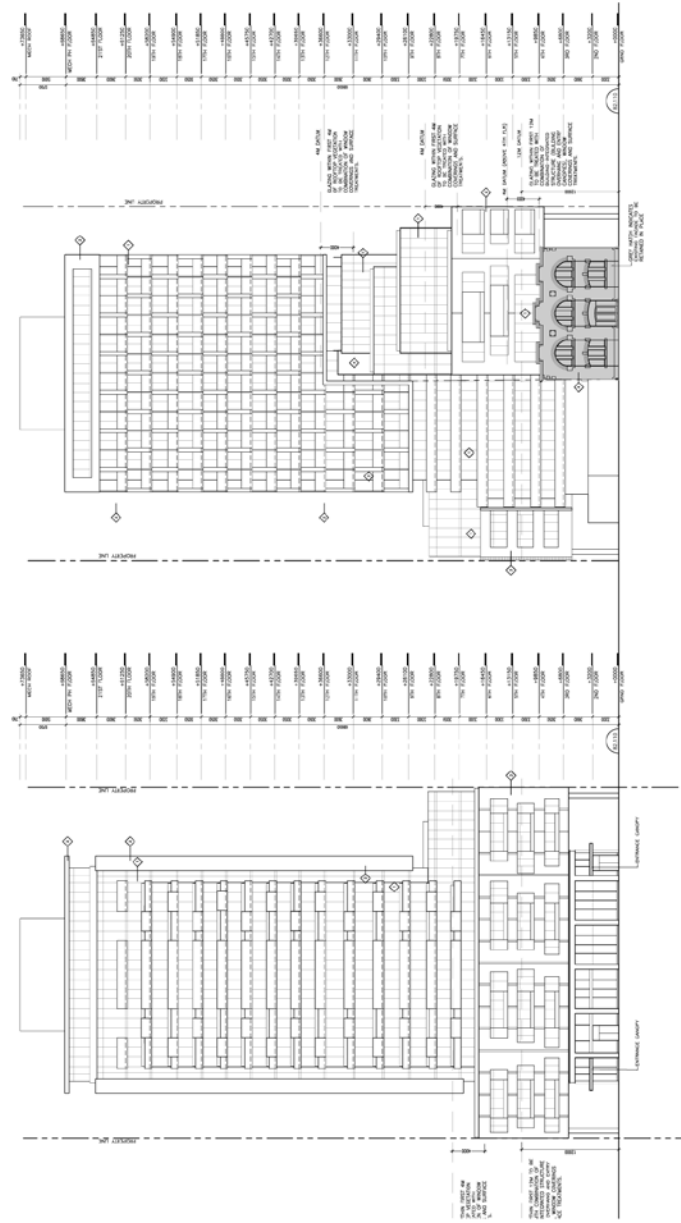
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/12/2015

File # 14 148284 STE 28 0Z

Attachment 2a: East and West Elevations



West Elevation

East Elevation

Elevations

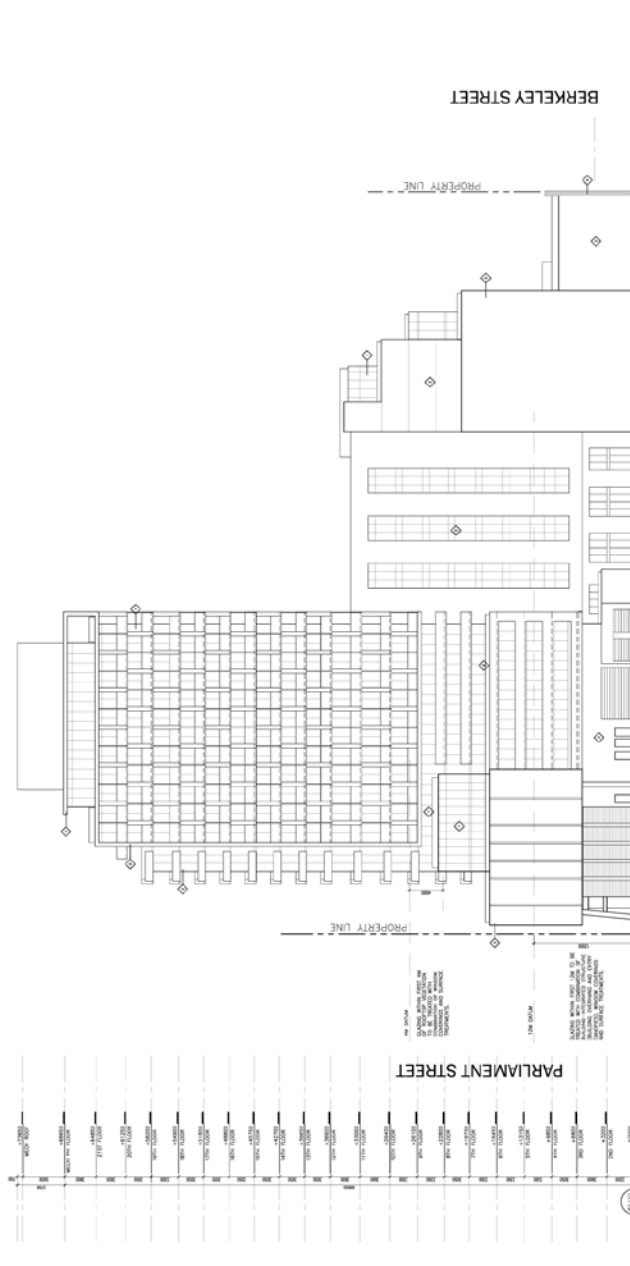
93-95 Berkeley Street + 112-124 Parliament Street

Applicant's Submitted Drawing

Not to Scale
03/12/2015

File # 14 148284 STE 28 0Z

Attachment 2b: North Elevation



North Elevation

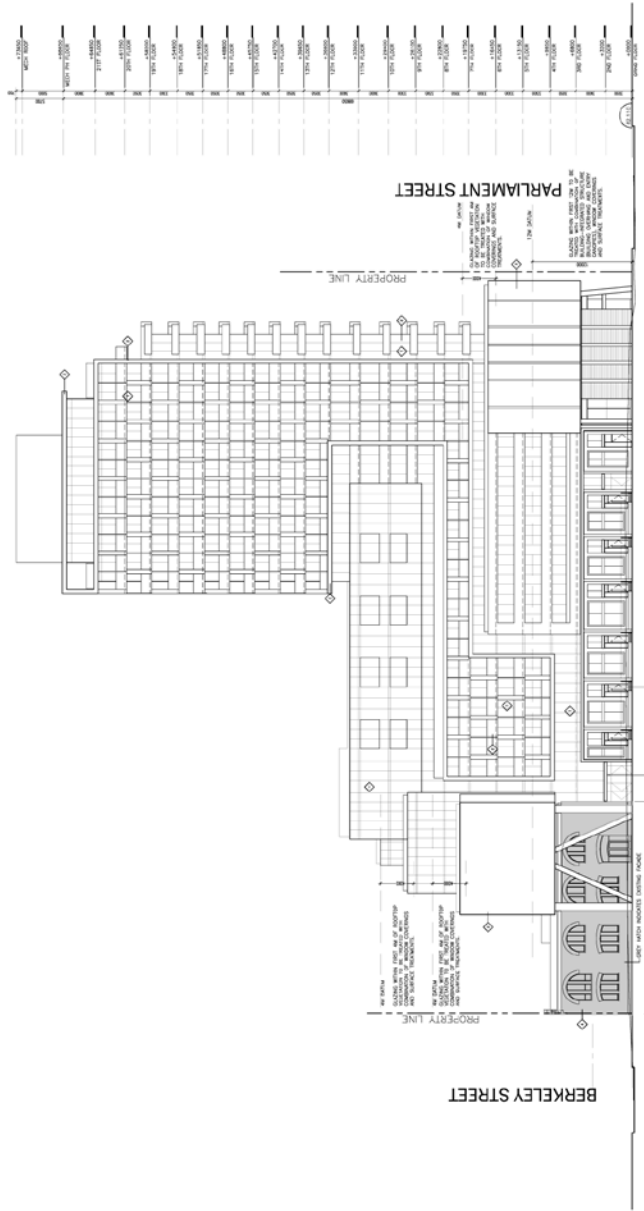
93-95 Berkeley Street + 112-124 Parliament Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/12/2015

File # 14 148284 STE 28 0Z

Attachment 2c: South Elevation



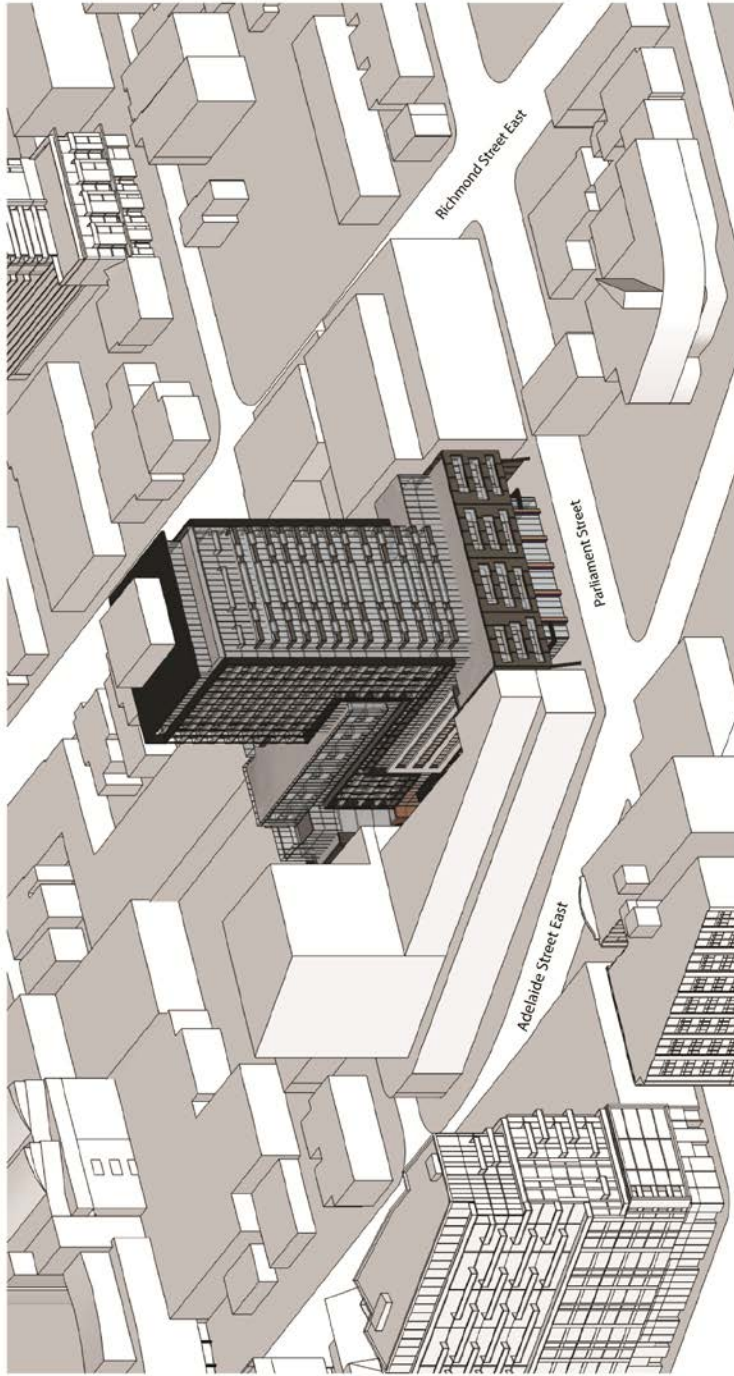
South Elevation

93-95 Berkeley Street + 112-124 Parliament Street

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/12/2015

File # 14 148284 STE 28 0Z

Attachment 3a: Conceptual Massing Block Context - Southeast



Conceptual Massing Block Context

93-95 Berkeley Street + 112-124 Parliament Street

Not to Scale
03/24/2015

File # 14 148284 STE 28 0Z

Attachment 3b: Conceptual Massing Block Context – Southwest



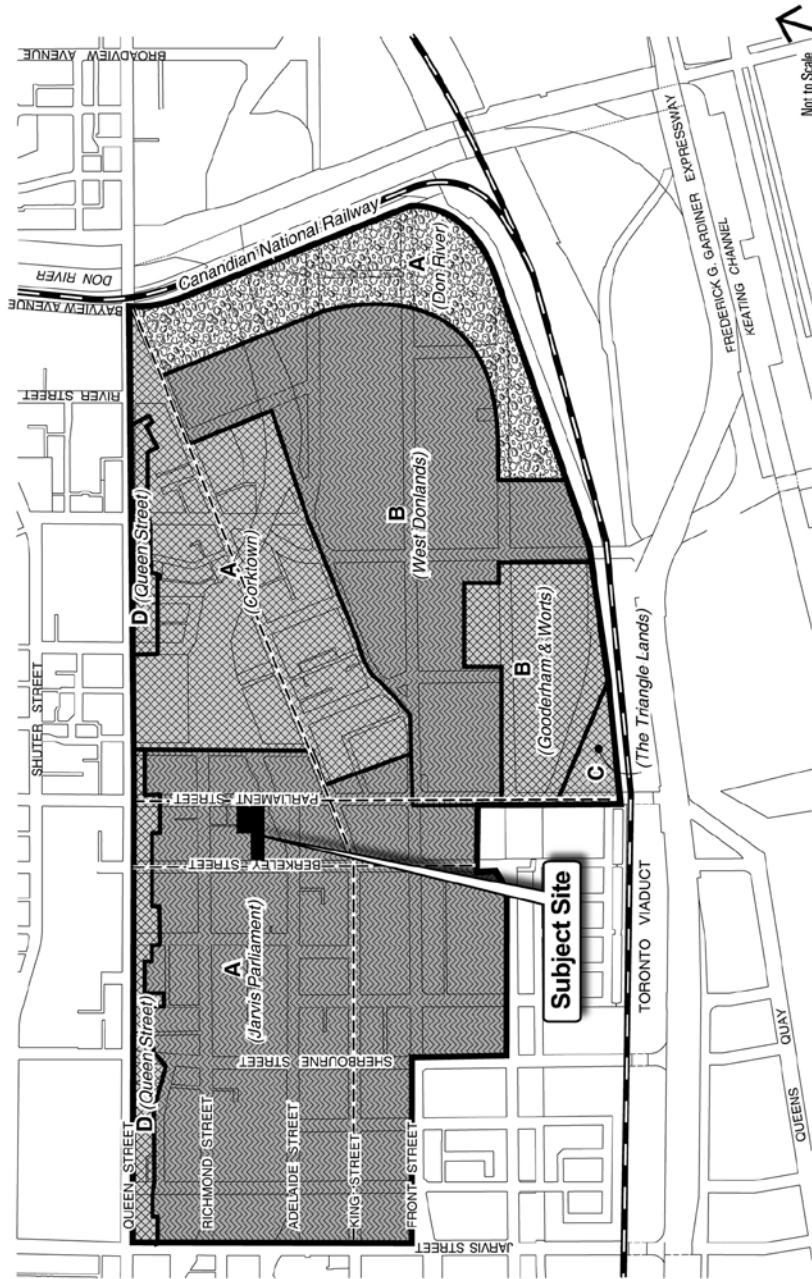
93-95 Berkeley Street + 112-124 Parliament Street

Conceptual Massing Block Context

Not to Scale
03/24/2015

File # 14 148284 STE 28 0Z

Attachment 4: King-Parliament Secondary Plan

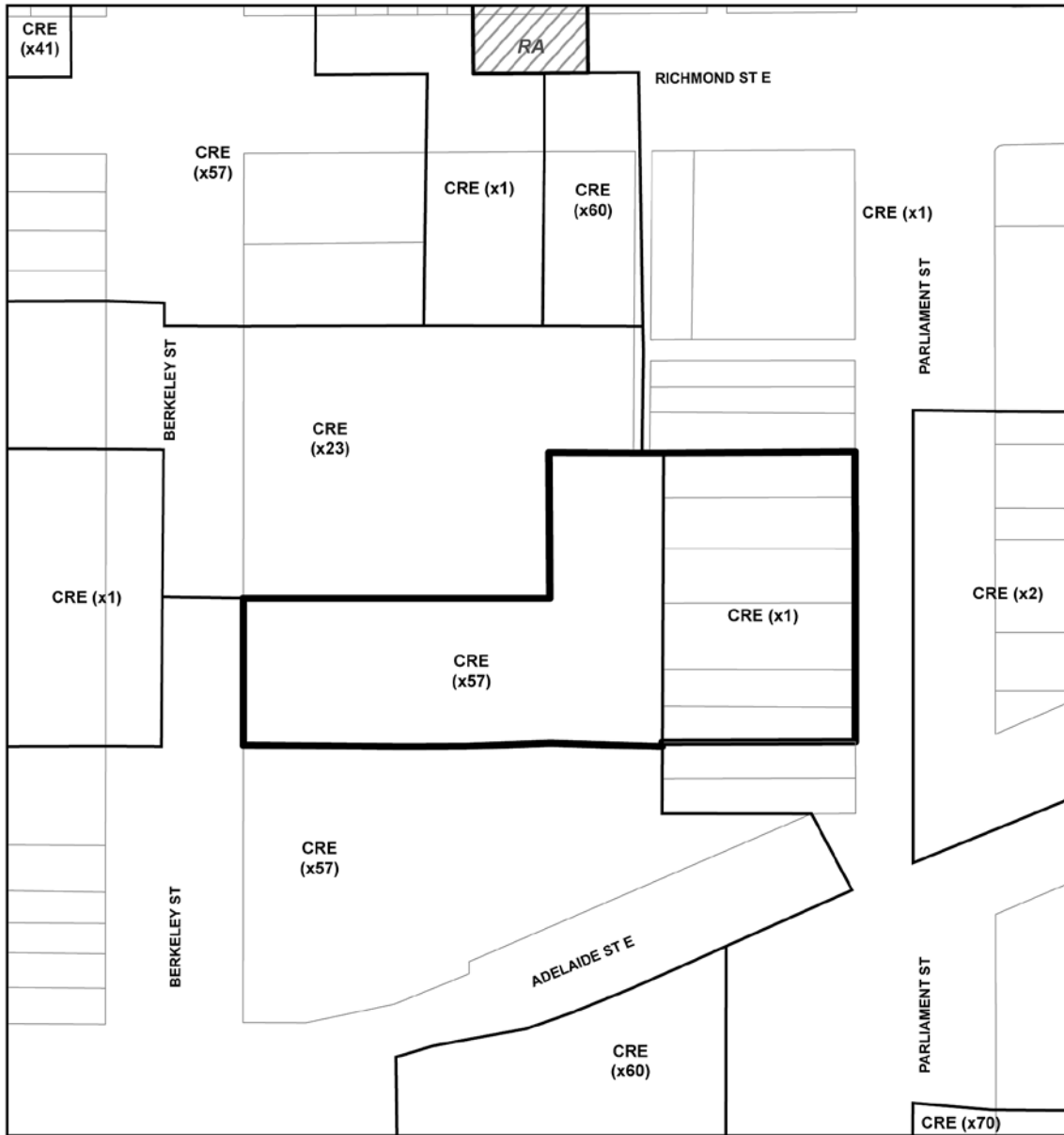


King-Parliament Secondary Plan MAP 15-1 Land Use Plan

- Secondary Plan Boundary
- Special Streets
- [Pattern] Mixed Use Areas
- [Pattern] Regeneration Areas
- [Pattern] Parks and Open Space Areas

June 2016

Attachment 5: Zoning




Zoning By-law 569-2013

93-95 Berkeley Street and
112-124 Parliament Street
File # 14 148284 STE 28 OZ

 Location of Application
CRE Commercial Residential Employment

 See Former City of Toronto Bylaw No. 438-86
RA Mixed-Use District


Not to Scale
Extracted: 05/12/2014

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	14 148284 STE 28 OZ
Details	Rezoning, Standard	Application Date:	April 28, 2014

Municipal Address: 93 – 95 BERKELEY STREET, & 112 – 124 PARLIAMENT STREET

Location Description: PLAN 7A PT LOTS 17 & 18 & LOT 24 RP 63R2841 PART 1 SUBJ TO ROW **GRID S2808

Project Description: To rezone the lands at 93-95 Berkeley St. & 112,114,116,118,120,122,124 Parliament St. to allow for the construction of a 21-storey mixed-use building containing 279 dwelling units, retail and office uses. 182 vehicular parking spaces will be provided below grade. 390 bicycle parking spaces will be provided below grade, on the ground floor.

Applicant:	Agent:	Architect:	Owner:
R.E. Millward + Ltd. Associates		Giannone Petricone Associates Inc. and Giovanni A. Tassone Architect Inc.	Berkeley Parliament Inc.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	n/a
Zoning:	RA	Historical Status:	Listed
Height Limit (m):	12, 23	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2,903	Height:	Storeys:	21
Frontage (m):	43.57		Metres:	69.9 (74.9 incl. mech.)
Depth (m):	89.5			
Total Ground Floor Area (sq. m):	1,781		Total	
Total Residential GFA (sq. m):	19,595		Vehicular Parking Spaces:	182
Total Non-Residential GFA (sq. m):	1,031		Loading Docks	1
Total GFA (sq. m):	20,626		Bicycle Parking Spaces:	390
Lot Coverage Ratio (%):	61			
Floor Space Index:	7.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	19,595	0
Bachelor:	2 (0.7%)	Retail GFA (sq. m):	207	0
1 Bedroom:	148 (53.0%)	Office GFA (sq. m):	824	0
2 Bedroom:	102 (36.6%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	27 (9.7%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	279 (100%)			

CONTACT:	PLANNER NAME:	Henry Tang, Planner
	TELEPHONE:	(416) 392-7572
	E-MAIL:	htang2@toronto.ca

Attachment 7: Draft Zoning By-law Amendment to 438-86

To be distributed to the Toronto and East York Community Council Meeting

Attachment 8: Draft Zoning By-law Amendment to 569-2013

To be distributed to the Toronto and East York Community Council Meeting