

31 Parliament Street - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

Date:	August 17, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	16 188179 STE 28 OZ

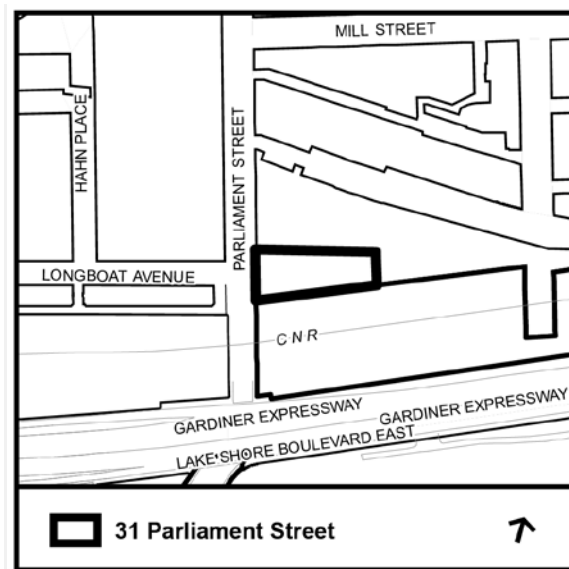
SUMMARY

An Official Plan Amendment and Zoning By-law Amendment application has been submitted for 31 Parliament Street, to permit a 49-storey building consisting of 495 residential dwelling units; 404.1 square metres of commercial gross floor area; and 201 vehicular parking spaces within a 3-level underground garage and the first 3 storeys.

The Official Plan Amendment is required to permit the 49-storey tower because the existing Official Plan (Secondary Plan) requires building heights be consistent with the heights of the St. Lawrence Community, which generally consist of lower building forms. The Zoning By-law amendment is required for relief from various standards including land use permissions, building height, gross floor area and parking space ratios.

City Planning staff consider this application represents over-development based on the current direction of the built form study for the subject site and surrounding areas. Further consideration of this application is premature until the built form study and the resulting Official Plan Amendment 304 (OPA 304) process is complete.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor.



A Final Report and public meeting under the *Planning Act* to consider the application is targeted for the third quarter of 2017, once the OPA 304 process is complete and all issues raised in this report and through the review process are satisfactorily resolved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 31 Parliament Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On February 18, 2015, the Toronto and East York Community Council (TEYCC) deferred indefinitely City-initiated Official Plan Amendment 304 (OPA 304) – an amendment for the Triangle Lands, which encompass the subject site, to maintain the quality of the open spaces within the Distillery District and surrounding areas by confirming the amount and duration of shadow that can be cast on the open spaces. TEYCC also requested City staff to continue discussions with the applicants of development proposals within the area and the community at large. The report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.11>

Subsequent to the February 18, 2015 TEYCC decision, on June 14, 2016, TEYCC considered the Status Report on a revised draft OPA 304 - an amendment that seeks to provide a balance between additional density and the creation of a neighbourhood that has adequate access to open spaces, sunlight and other amenities to create a complete community for the Triangle Lands and the Distillery District. TEYCC directed City Planning staff to schedule a community consultation meeting on the revised OPA 304. The Status Report on the revised OPA 304 can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.65>

On March 31, April 1 and 2, 2015, City Council authorized the Distillery District as a potential Heritage Conservation District (HCD) and directed the Chief Planner and Executive Director, City Planning, to initiate an HCD study of the Distillery District. The subject site is within the study area of the HCD study. The prioritization report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

Pre-Application Consultation

On March 8, 2016, a pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. The applicant submitted conceptual drawings for a 49-storey tower on the site, and proposed an Official Plan amendment to seek an exemption from the King-Parliament Secondary Plan policy that require building heights be consistent with the St. Lawrence Community to the west, a neighbourhood with building heights ranging from 2 to 9 storeys. City staff indicated the proposal is over-development based on the direction of the Distillery District and Triangle Lands Built Form study (built form study), and is premature pending the finalization of the study and the resulting OPA 304. City staff also advised that an associated rezoning application needed to be submitted along with an Official Plan amendment application in order to properly assess a change to the in-force Official Plan policy.

On June 10, 2016, a second pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. The applicant submitted a similar proposal, proposing both an Official Plan and rezoning amendment to permit the 49-storey tower. City staff reiterated that the proposal was premature at this time.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 49-storey residential building (172.8 metres including the mechanical penthouse) consisting of a 7-storey base building and a 42-storey tower. The massing of the tower proposes incremental setbacks and projections on the west and east building walls respectively starting on the 44th storey, resulting in three massing blocks that stagger and shift towards the east. The tower floor plate has an area of approximately 693.7 square metres. The proposal has a total gross floor area of 39,040 square metres, of which 36,636 square meters is residential space, and 404 square metres is retail space (refer to Attachment 1: Site Plan and Attachment 2a-d: Elevations).

The proposed building's setbacks (with the exclusion of the staggering massing blocks starting on the 44th storey) are summarized in the following table:

Base Building Setbacks from Property Line (m.)	North	0 at the 1 st storey 3.1 at the 4 th storey 6 at the 6 th storey
	East	0 at the 1 st storey 1 to 2 at the 6 th storey
	South	0 at the 1 st storey
	West	0 at the 1 st storey 2 at the 6 th storey
Tower Setbacks from Property Line (m.)	North	12.5 at the 7 th storey
	East	30 at the 7 th storey
	South	1.5 at the 7 th storey

	West	7 at the 7 th storey
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A tower setback of 30 metres starting on the 7th storey to the east property line is proposed, where a minimum separation distance of 25 metres between towers may be achieved should the site to the east be able to accommodate the development of a tall building.

The application proposes a total of 495 residential dwelling units consisting of: 325 (65%) one bedroom units; 162 (33%) two bedroom units; and 8 (2%) three bedroom units.

Indoor amenity space of 1,378.7 square metres and outdoor amenity space of 991.5 square metres are proposed on the 4th – 7th storeys. The amount of indoor and outdoor amenity space for the proposed 495 residential dwelling unit development exceeds the standard of the Zoning By-law.

Pedestrian access to the residential lobby is proposed on Parliament Street. Pedestrian access to the underground retail space is proposed on Parliament Street via an elevator and a stairway. The pedestrian walkway along Parliament Street is proposed to have a right-of-way of approximately 3 metres (refer to Attachment 1: Site Plan).

Vehicular access is proposed on Parliament Street. A 6 level garage comprising of 3 underground levels and 3 above-grade storeys is proposed to accommodate: 188 resident; 8 car-share; and 5 visitor parking spaces. Two loading spaces comprising of: 1 Type G; and 1 Type C are proposed to be accessed from Parliament Street. A east-west driveway is proposed to serve this proposal and the proposal to the east at 31R Parliament Street (file no. 14 174007 STE 28 OZ). Bicycle parking spaces are proposed to be located within the underground garage, at grade and on the 5th storey to accommodate: 576 residential; 50 residential visitor; and 6 retail spaces (refer to Attachment 7: Application Data Sheet).

Site and Surrounding Area

The subject site is a rectangular shaped parcel with an area of 2,379.7 square metres with a frontage of 35.1 metres on Parliament Street. Currently, the site is occupied by a 1-storey industrial building and a private parking lot. An easement that provides vehicular access to the landlocked parcel to the east at 31R Parliament Street is situated along the south property line.

The surrounding uses are as follows:

North: Two 1-storey commercial/industrial buildings at 33 and 37 Parliament Street. Further north is the Distillery District – a National Historic Site of Canada, currently a mixed-use community consisting of various buildings designated under Part IV of the *Ontario Heritage Act* by By-law 156-76 and included in the City's Heritage Register. The Distillery District is also comprised of a privately owned, publicly accessible laneway system that functions as a network of

pedestrian open space areas and occasional servicing corridors. There are also 6 existing residential condominium buildings ranging from 12 to 40 storeys.

East: A surface commercial parking lot at 31R Parliament Street, 370 and 370R Cherry Street, currently subject to an Official Plan amendment and Rezoning application to permit a 57-storey tower and a 1-storey addition to the previously approved 4-storey 'Ribbon Building', file no. 14 174007 STE 28 OZ. The application at 31R Parliament Street, 370 and 370R Cherry Street is currently under appeal to the Ontario Municipal Board.

South: The Metrolinx Lake Shore East Rail Corridor. Further south is the Gardiner Expressway and the waterfront planning precincts along Queens Quay.

West: Across Parliament Street is a series of 2 to 9-storey cooperative residential buildings that are part of the Harmony Cooperative in the St. Lawrence neighbourhood. Further northwest is Parliament Square Park and the site of Canada's First Parliament buildings.

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; the protection of public health and safety; the appropriate location of growth and development; and the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 by accommodating a range and mix of uses; wise use and management of resources; protecting significant built heritage resources; and protecting public health and safety. In particular, the PPS is now aligned with the *Ontario Heritage Act* by not permitting development on adjacent lands to protected heritage properties except where the proposed development and site alteration has been evaluated and has been demonstrated that the attributes of the heritage property will be conserved. 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. In this regard, the Official Plan is the most important vehicle for the implementation of the PPS. 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.

Staff will review the proposed development for consistency with the *Planning Act*, the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is identified within the *Downtown and Central Waterfront* area in Map 2 – Urban Structure of the Official Plan. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work. However, growth is not envisioned to spread uniformly throughout the *Downtown*.

The site is designated *Mixed Use Areas* in Map 18 – Land Use Plan of the Official Plan. **Section 4.5** indicates *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses. Policy 2 provides development criteria for *Mixed Use Areas* which directs that development shall: locate and mass new buildings to provide a transition between areas of different intensity and scale; locate and mass buildings to frame the edges of streets with good proportion; maintain sunlight and comfortable wind conditions; provide good access and circulation for vehicular activity; and provide recreation space for residents. Development on underutilized lands within *Mixed Use Areas* shall also provide: new jobs and homes for our growing population; access to schools; access to parks and community centres; and access to transit services (Refer to Attachment 3: Official 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 2 requires new development to integrate above-grade parking structures to have usable building space at grade facing adjacent streets. 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 to 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 proposal 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 Conservation” provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to

heritage properties. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it, including consideration such as scale, massing, materials, height, building orientation and location relative to the heritage property. Policy 27 encourages the conservation of buildings and structures on the Heritage Register.

Section 5.6 – "Interpretation" provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, 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://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Lower Don Special Policy Area

The site is within the Lower Don floodplain and is identified within the *Downtown Spill Zone* of the *Lower Don Special Policy Area* (SPA) in the former Municipality of Metropolitan Toronto Official Plan. The *Lower Don SPA* permits development provided that flood proofing measures are implemented. Any changes to the boundaries and/or policies of a SPA require Provincial approval. On October 30, 2012, City Council adopted City-initiated Official Plan Amendment 394 (OPA 394), an amendment to remove the lands within the *Downtown Spill Zone* from the *Lower Don SPA*, after the risk of flooding was eliminated by the construction of the Flood Protection Landform on the West Don Lands east of the site. OPA 394 is not in full force and effect until it is approved by the Province and the appeal period expires.

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 growth is mutually compatible and complement the existing built form character and scale of the area.

The site is designated *Mixed Use Area 'C' (Triangle Lands)* in the Secondary Plan, where a mixture of uses is permitted, provided that: the massing, siting and design of any new development is complementary and sensitive to the heritage character of the Distillery District; and the height of any new development is consistent with the heights of the neighbouring portions of the St. Lawrence Community. (Refer to Attachment 4: Secondary Plan).

Other built form policy directions are provided in Section 3 – "Urban Structure and Built Form" of the Secondary Plan where new development shall: provide adequate light, view

and privacy to neighbouring properties; achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression; provide appropriate proportional relationships to adjacent streets to minimize wind and shadowing impacts; and provide streetscape and open space improvements.

Policy direction on promoting a vibrant pedestrian environment are provided in Section 5 – "Pedestrian Environment, Transportation and Parking" of the Secondary Plan. Vehicular parking spaces proposed for any new development should be provided below grade.

Policy direction on heritage conservation are provided 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. New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression.

This application is being reviewed against all policies of the Secondary Plan, which can be accessed at:
http://www1.toronto.ca/static_files/CityPlanning/PDF/15_king_parliament_dec2010.pdf

Zoning

The site is zoned IC D2 N0.5 under Zoning By-law 436-86, with a height limit of 23 metres. This zoning designation permits various non-residential uses of an industrial and commercial nature. The maximum density is 2 times the lot area with a maximum commercial density of 0.5 times the lot area. The site is subject to certain exception provisions, including: the prohibition of a commercial parking garage or a private commercial garage; and a maximum gross floor area of 8,000 square metres for a single retail use (Refer to Attachment 5: Zoning)

Site Plan Control

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

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines provide urban design direction to the policy intent of the King-Parliament Secondary Plan. The site fronts on Parliament Street, identified as a Special Street, where the creation of new buildings along the street edge shall be consistent in general character and scale with the existing heritage industrial buildings.

This application is being reviewed against the King-Parliament Urban Design Guidelines, which can be accessed at:
https://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/14_kingparliament.pdf

City-Wide 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 they fit within their context and minimize their local impacts.

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 49-storey tower is being reviewed against the city-wide Tall Building Design Guidelines, including sections on fit and transition in scale, sunlight and sky view, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, tower placement, separation distance, site servicing and access, pedestrian realm, publicly accessible open space, and sustainable design. The city-wide Guidelines can be accessed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf

Distillery District Heritage Conservation District Study

City Council has prioritized the Distillery District HCD as one of the HCD studies to be initiated in 2016. The HCD study will provide the heritage lens with which to examine the existing planning framework for the area and evaluate the impacts of additional development. The study process will determine if an HCD plan and by-law to protect the historical and cultural significance of the study area is warranted. The study phase for the HCD is to be completed by the end of 2016. The subject site is within the HCD study area given its adjacency to the historic core of the Distillery District, where the majority of the buildings are designated under Part IV of the *Ontario Heritage Act* and included on the City's Heritage Register (Refer to Attachment 6: HCD Study Area).

The Distillery District and Triangle Lands Built Form Study

As per the direction of TEYCC, City Planning staff initiated the Distillery District and Triangle Lands built form study (built form study) for the area that is consistent with the HCD study area boundary. The purpose of the built form study was to better inform how the remaining developable sites within this area can be accommodated, including the subject site, while conserving the cultural heritage value of the Distillery District. The subject site is within the built form study area.

The first phase of the built form study resulted in the City-initiated Official Plan Amendment 304 (OPA 304) - an amendment to refine the policy direction for the

Triangle Lands policy area by confirming the amount and duration of shadows that can be cast on open spaces within the Distillery District and surrounding areas from new development. The proposed wording of OPA 304 stipulates that no new net shadows be cast on Trinity Street between Mill Street and the rail corridor and the site of Canada's First Parliament Buildings from late morning to late afternoon during the spring and fall equinoxes. On February 18, 2015, TEYCC deferred the consideration of OPA 304 indefinitely and requested City staff to continue discussions with the applicants of development proposals within the area and the community at large.

Since March 2015, City Planning staff expanded the work of the built form study that seeks to provide a balance between additional density while creating a neighbourhood that has adequate access to open spaces, sunlight and other amenities in creating a complete community. The built form study was based on the following objectives:

- Promoting a healthy and complete community;
- Maintaining and improving the public realm;
- Conserving Heritage resources;
- Ensuring a complementary and compatible built form; and
- Provisions to reduce traffic congestion.

Massing studies were completed for the subject site and the surrounding areas, along with an examination of policy updates that are needed to the existing Official Plan on land use, transportation, housing, urban design and public realm.

A revised draft OPA 304 has been prepared as a result of the study and outlines that the general area where the subject site is situated may accommodate a tall building of up to 30 storeys provided other parameters are met. A community consultation meeting on the revised draft OPA 304 to obtain feedback from the community is scheduled for the last quarter of 2016.

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. Reports to Toronto and East York Community Council are targeted by the end 2016 on the results of the second phase and the next steps of implementation.

As a component of TOcore's second phase, a Final Report for the City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the *Downtown* is currently before Toronto and East York Community Council. The Official Plan and Zoning By-law amendments seeks to reinforce minimum tall building setback and separation distance requirements to ensure that future growth positively contributes to the liveability, sustainability and health of *Downtown*.

The TOcore website is www.toronto.ca/tocore

Tree Preservation

There are no trees on and within 6 metres of the site. A signed Arborist Report for Development Applications form was submitted in support of the proposal. Urban Forestry staff is reviewing the submitted information.

Rail Corridor

The site abuts the Metrolinx Lake Shore East Rail Corridor to the south. Policy 21 in Section 3.4 – "The Natural Environment" of the Official Plan indicates rail corridors and sensitive land uses will be appropriately designed, buffered and/or separated from each other to prevent adverse effects and to promote safety. This application has been circulated to Metrolinx for comments.

Reasons for the Application

The proposal requires an amendment to the Official Plan and Zoning By-law. The proposal requires an amendment to the Official Plan as it does not conform to the policy of the King-Parliament Secondary Plan that stipulates the height of new development be consistent with the heights of the neighbouring portions of the St. Lawrence Community.

The proposal requires an amendment to the Zoning By-law for: the residential use; increase in maximum density; increase in building heights, and reduction in parking spaces, among others.

Additional areas of non-conformity to the Official Plan and Zoning By-law may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans
- Topographical Survey
- Computer Generated Building Mass Model
- Planning Rationale Report
- Sun/Shadow Studies

- Heritage Impact Assessment
- Pedestrian Wind Study
- Air Quality Study
- Stage 1 Archaeological Resource Assessment
- Community Services and Facilities Study
- Noise and Vibration Feasibility Study
- Functional Servicing & Stage 1 Stormwater Management Report
- Preliminary Geotechnical Investigation
- Preliminary Hydrogeological Investigation
- Phase 1 and 2 Environmental Site Assessments
- Preliminary Geotechnical Investigation
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Signed Tree Declaration
- Completed Toronto Green Standards Checklist

A Notification of Incomplete Application issued on August 9, 2016 identifies the outstanding material required for a complete application submission as follows:

- Landscape Plan

The outstanding material was submitted on August 11, 2016, and a Notification of Complete Application was subsequently issued on August 15, 2016.

Copies of the submitted reports/studies are available for download on the City's Application Information Centre at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=691552cc66061410VgnVCM10000071d60f89RCRD>

Issues to be Resolved

City staff finds that the 49-storey tower proposal represents over-development based on the current direction of the built form study. Further consideration of this application is premature until the built form study, and the resulting OPA 304 process is complete.

Other issues to be addressed by the review of this application include:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe, including policy direction on appropriate locations for intensification and evaluating proposed development to ensure heritage attributes of protected heritage properties are conserved;
- Conformity with the Official Plan policies, including the sections on “Downtown”, “Public Realm”, “Built Form”, “Built Form – Tall Buildings”, “Heritage Resources”, and “Mixed Use Areas”;
- Conformity with the King-Parliament Secondary Plan policies, including the sections on “Urban Structure and Built Form”, Heritage and Community

- Improvement”, "Pedestrian Environment, Transportation and Parking" and Mixed Use Area “C”;
- Conformity with the King-Parliament Urban Design Guidelines;
 - Conformity with the Downtown Tall Buildings Vision and Performance Standards Design Guidelines, including fit and transition in scale, sunlight and sky view, heritage properties and heritage conservation districts, base building height and scale, and street animation;
 - Impact to the ongoing Distillery District HCD study;
 - The evaluation of the proposal's impact to the heritage resources of the Distillery District, and the measures needed to conserve and maintain the heritage values of the of such resources;
 - Height, location and massing of the 49-storey tower;
 - Relationship of the 49-storey tower to the abutting St. Lawrence Community;
 - Shadow impacts on surrounding open spaces, including the site of Canada's First Parliament buildings, Parliament Square Park, the potential parkland northeast of Mill Street and Parliament Street, and the laneway network of the Distillery District;
 - Shadow impacts to the outdoor amenity spaces of adjacent residential buildings;
 - Appropriate servicing to accommodate the proposed development;
 - Adequacy of community services and facilities in the area necessary to support the proposed density;
 - Adverse impacts to the proposed residential use from the Metrolinx Lake Shore East Rail Corridor and surrounding sources of noise;
 - Crash wall protection requirements from the Metrolinx Lake Shore East Rail Corridor;
 - Vehicular parking, drop-off and loading access requirements for the site;
 - The number of vehicular parking spaces for the proposed development;
 - Vehicular access to the subject site and the landlocked site to the east at 31R Parliament Street;

- Assessment of traffic generation and flow, and their impacts to the existing transportation network;
- Pedestrian connectivity of the site towards the Distillery District; and
- Conformity with the Toronto Green Standard.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Section 37 Benefits

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning Act*. The City intends to apply the Section 37 provisions of the *Planning Act* to this application should it be approved in some form.

CONTACT

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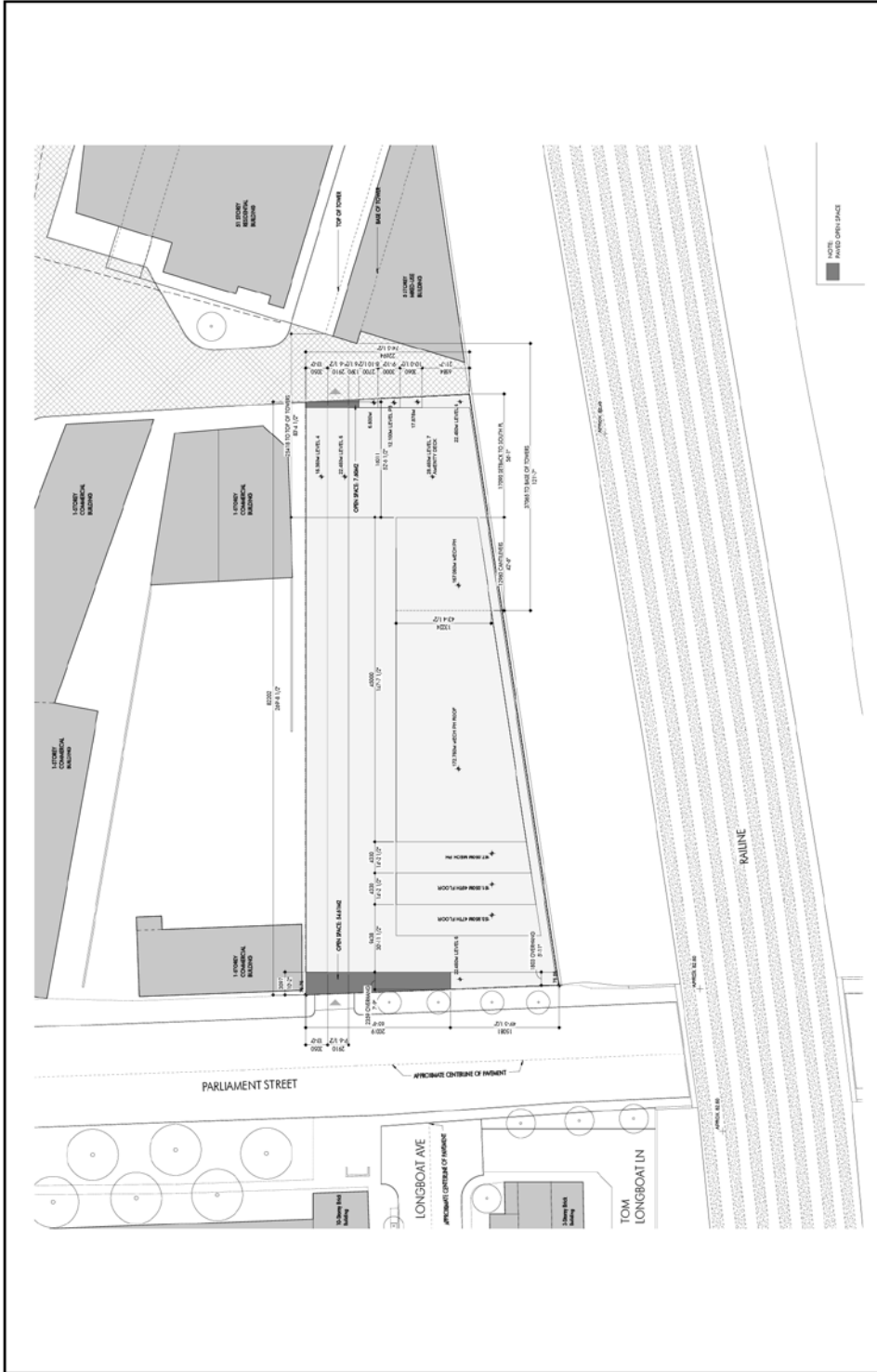
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a-d: Elevations
Attachment 3: Official Plan
Attachment 4: Secondary Plan
Attachment 5: Zoning
Attachment 6: HCD Study Area
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



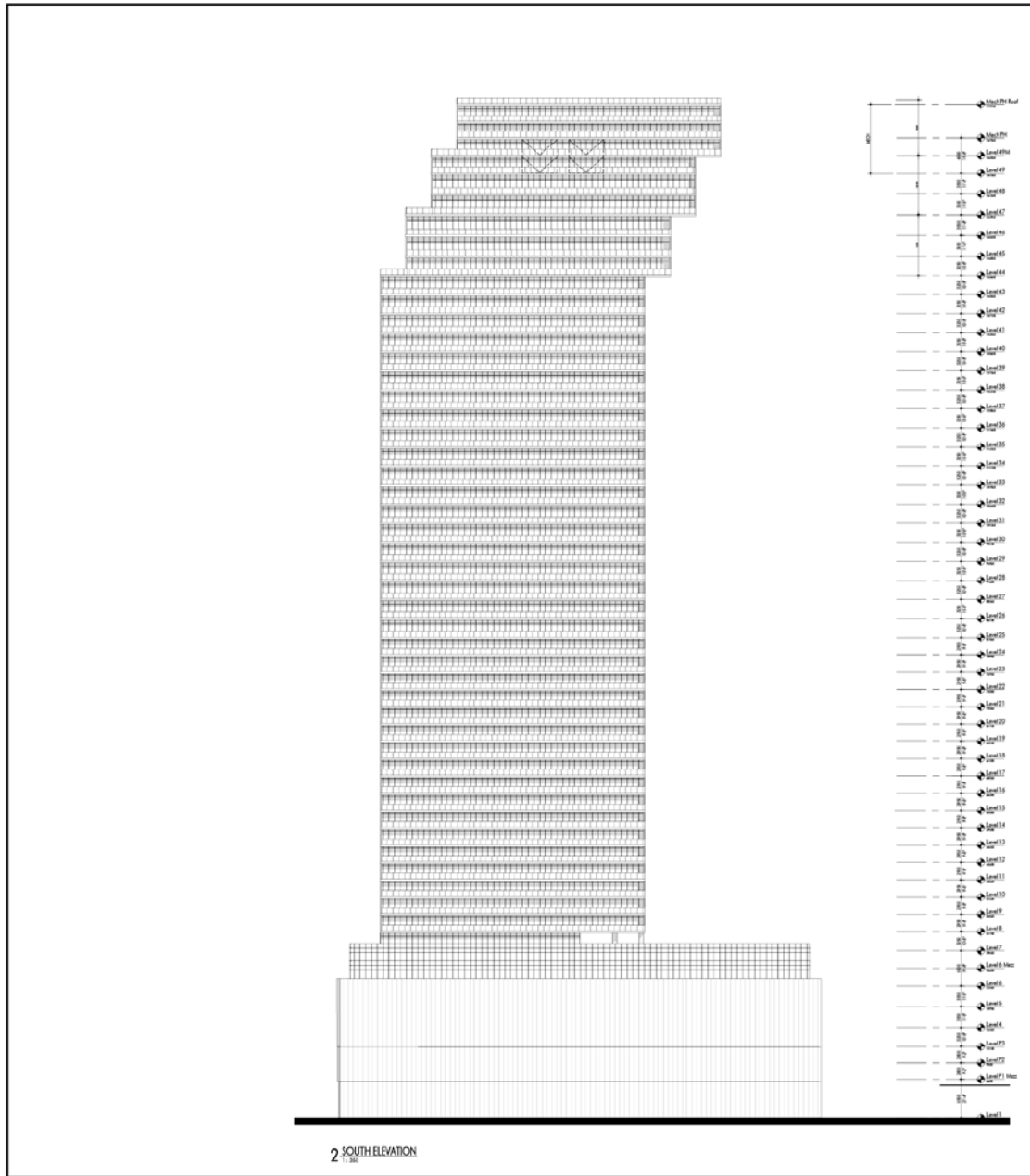
31 Parliament Street

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 08/03/2016

File # 16 188179 STE 02

Attachment 2a: South Elevation



South Elevation

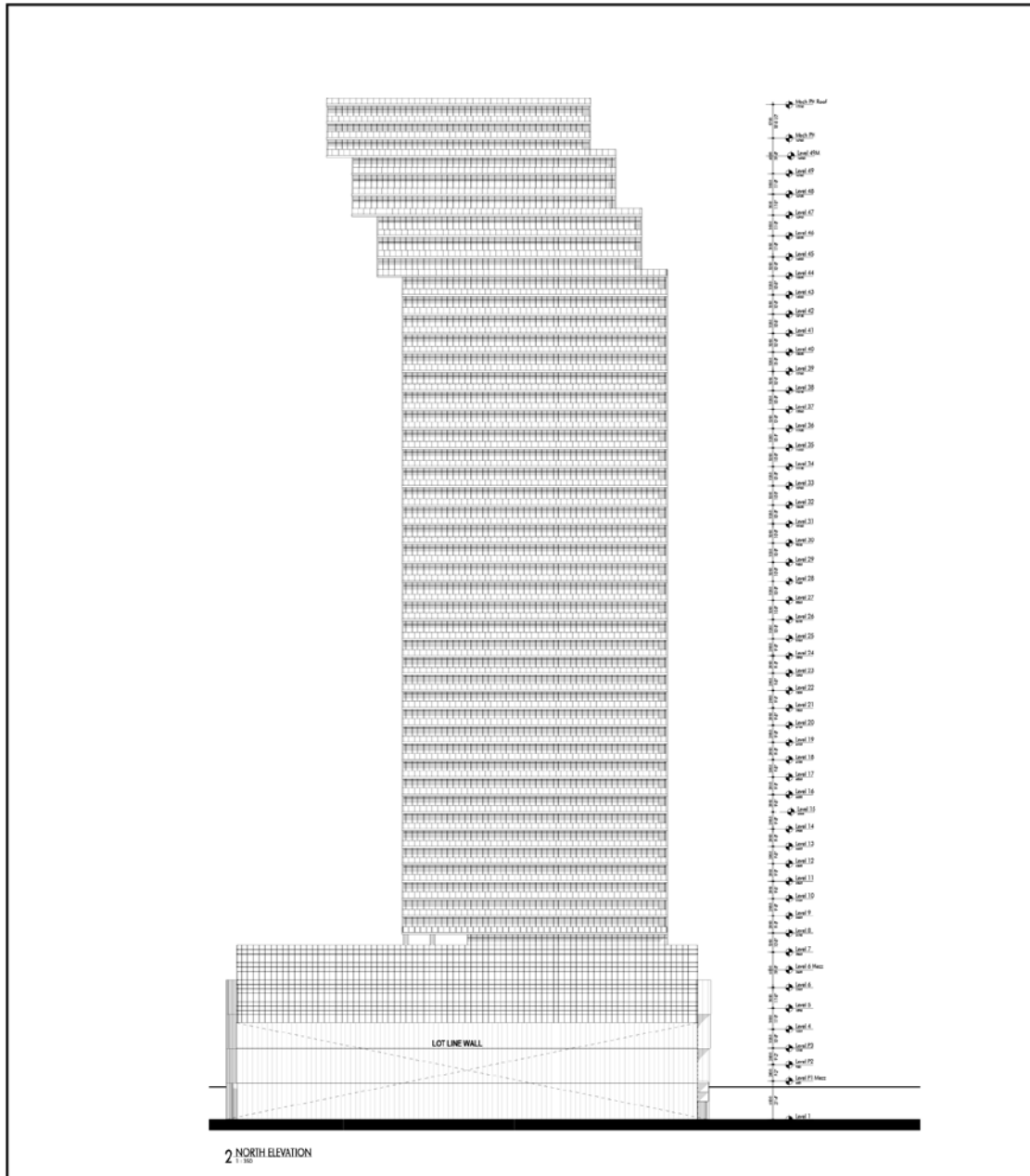
31 Parliament Street

Applicant's Submitted Drawing

Not to Scale
08/03/2016

File # 16 188179 STE 27

Attachment 2b: North Elevation



North Elevation

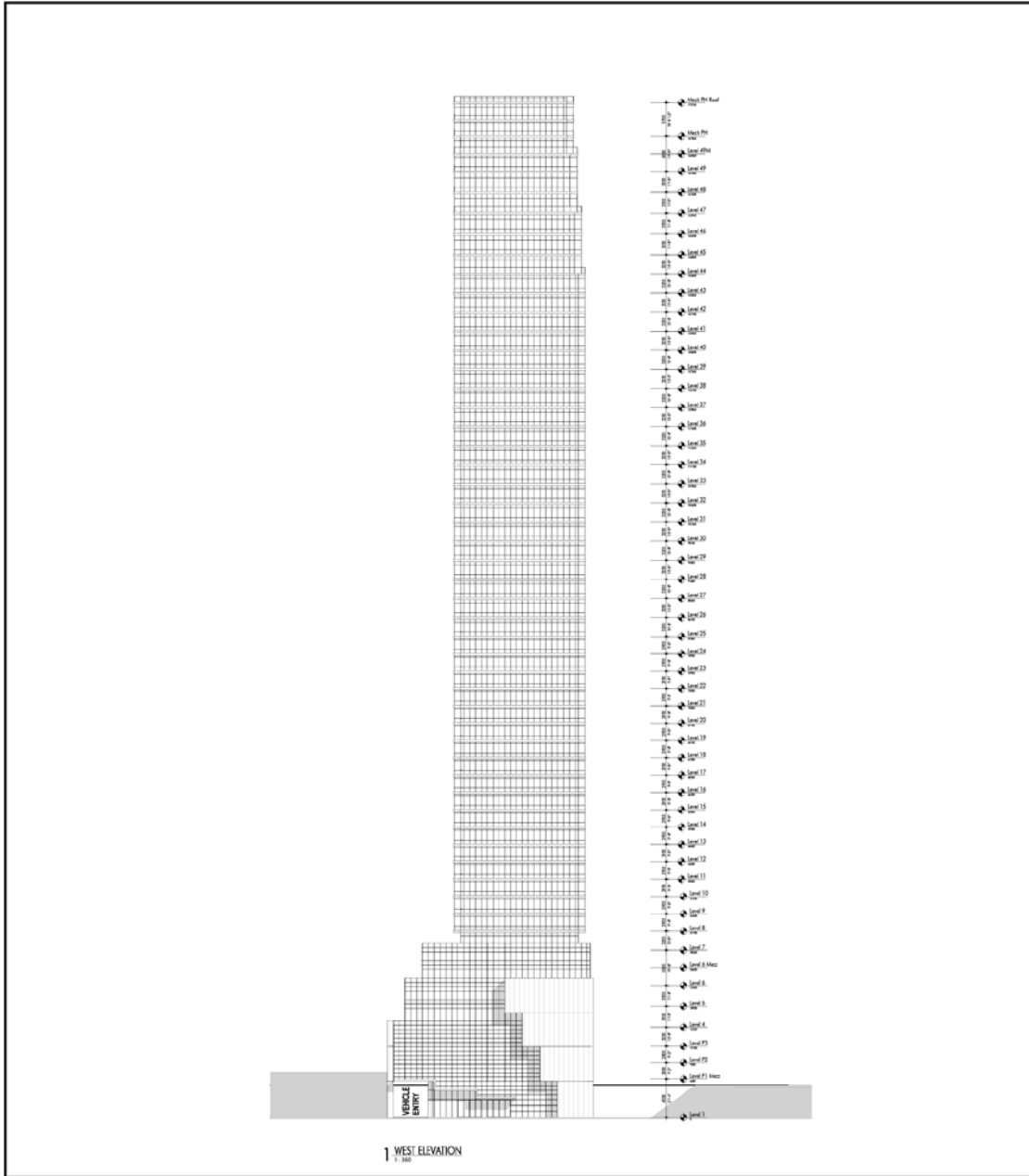
Applicant's Submitted Drawing

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08/03/2016

31 Parliament Street

File # 16 188179 STE 27

Attachment 2c: West Elevation



West Elevation

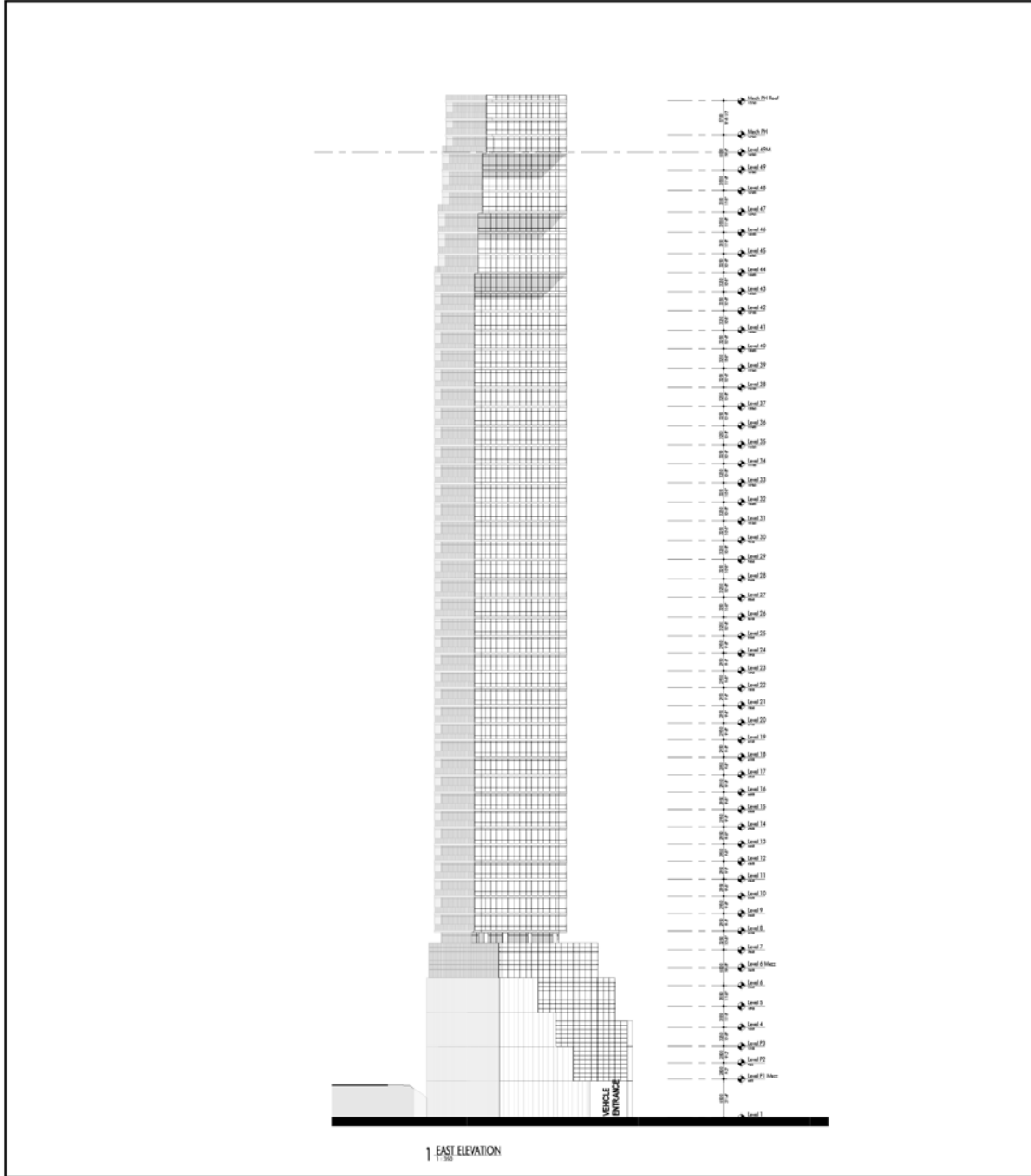
Applicant's Submitted Drawing

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08/03/2016

31 Parliament Street

File # 16 188179 STE 27

Attachment 2d: East Elevation



East Elevation

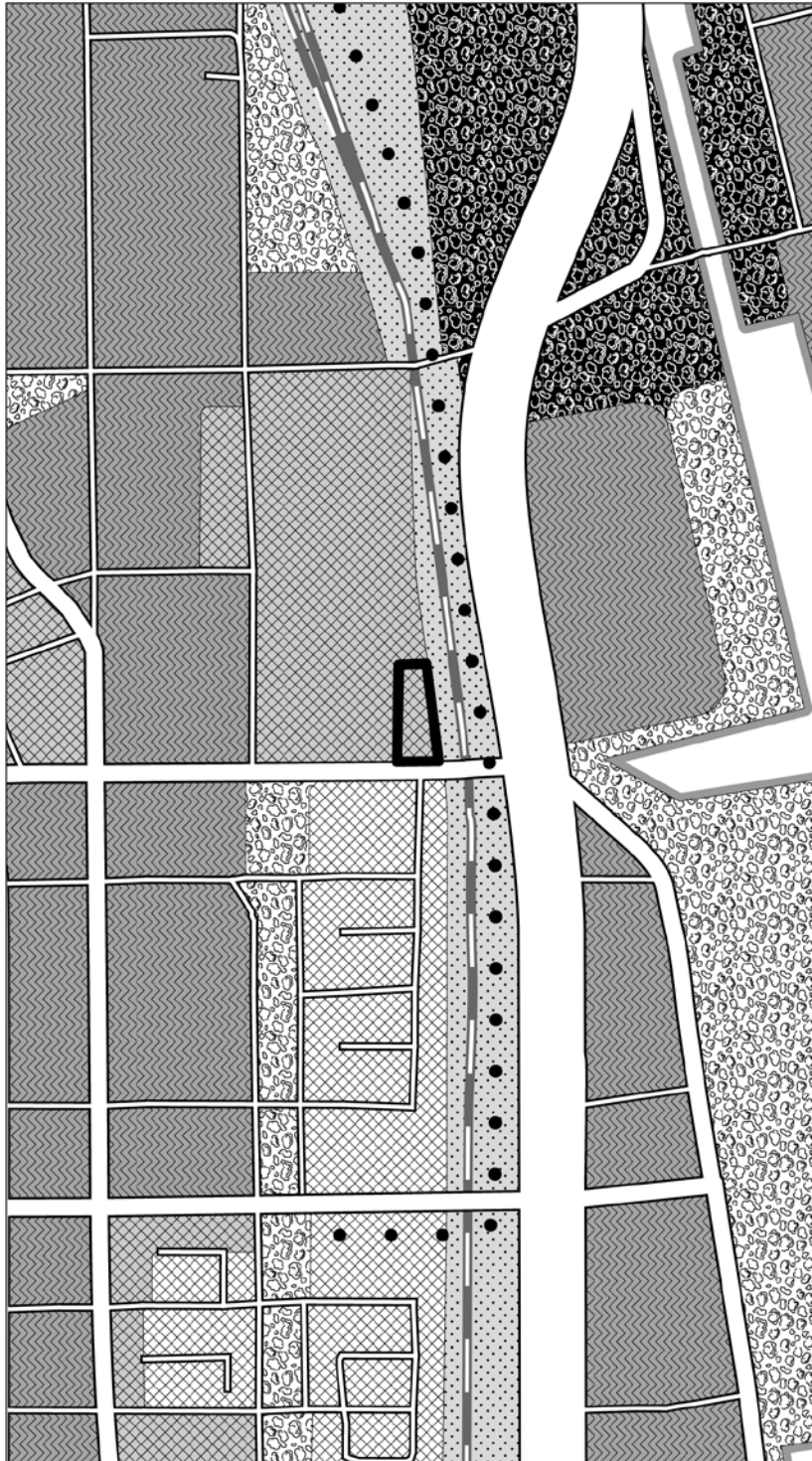
Applicant's Submitted Drawing

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31 Parliament Street

File # 16 188179 STE 27








Attachment 3: Official Plan



TORONTO
31 Parliament Street

File # 16 188179 STE 28 02

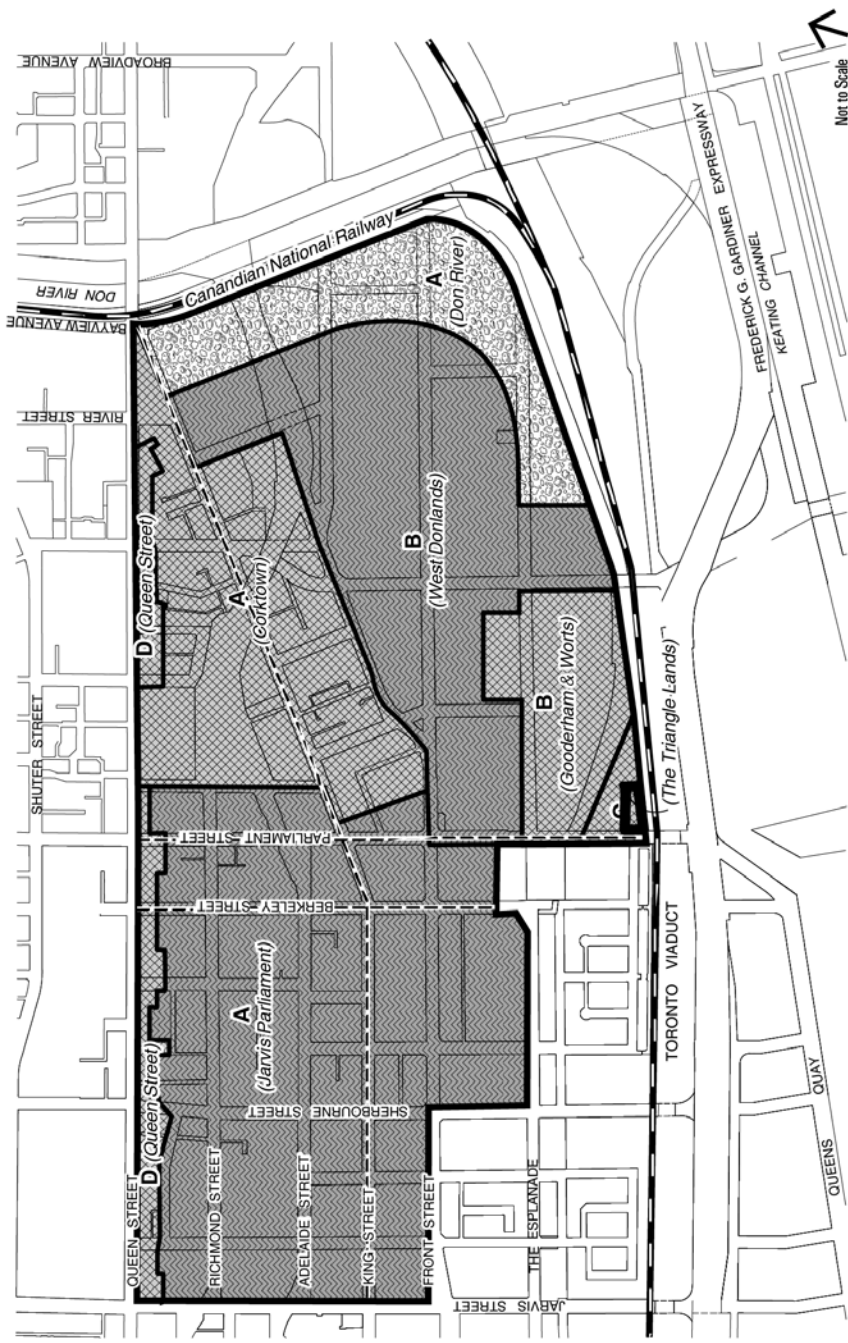
Extract from Official Plan

-  Site Location
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Natural Areas
-  Parks
-  Regeneration Areas
-  Utility Corridors



Not to Scale
02/08/2016

Attachment 4: King-Parliament Secondary Plan



Toronto
City Planning Division

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

Not to Scale

Secondary Plan Boundary

Mixed Use Areas

Regeneration Areas

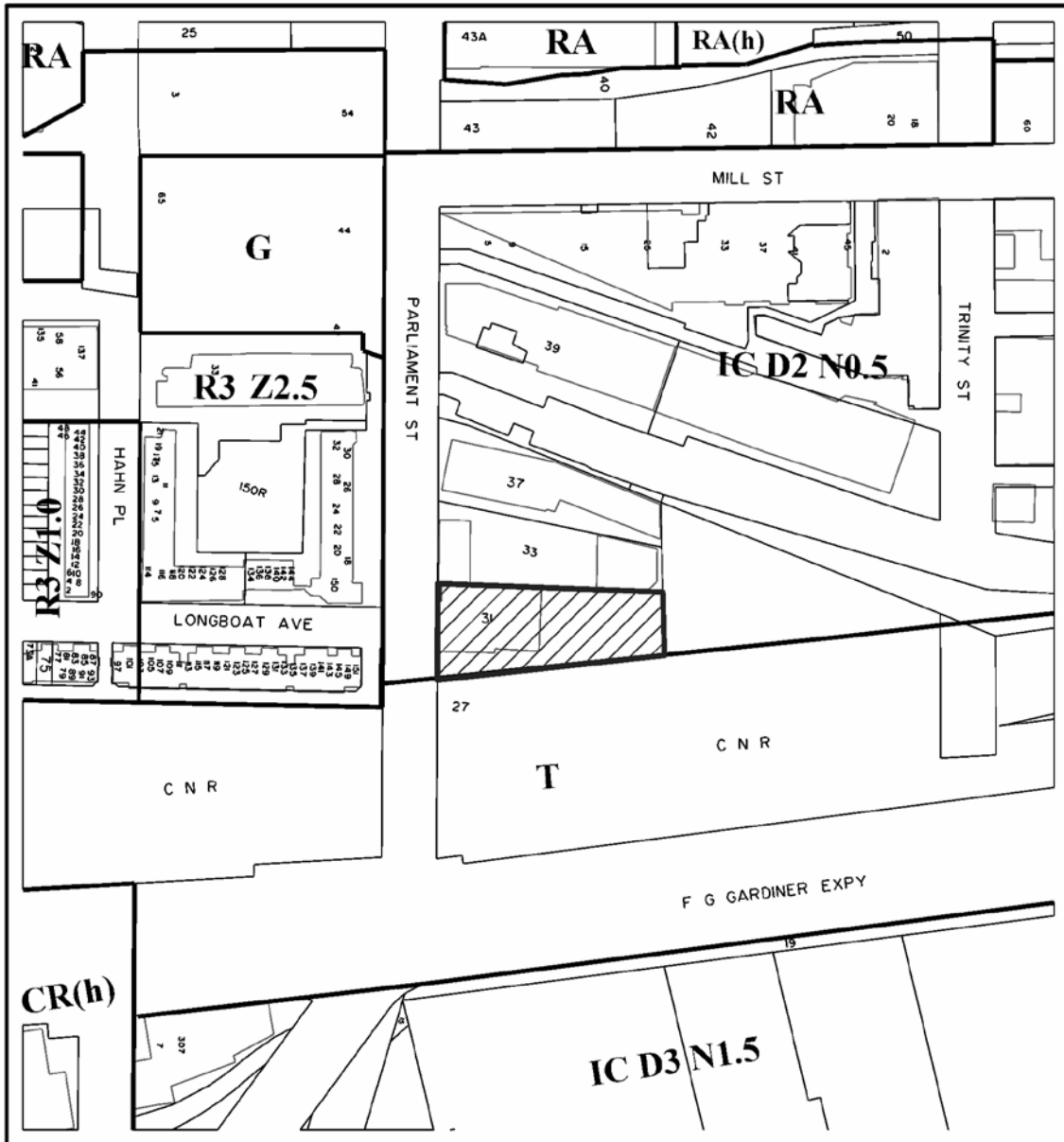
Parks and Open Space Areas

Special Streets

31 Parliament Street

June 2006

Attachment 5: Zoning



Zoning By-Law No. 438-86

31 Parliament Street

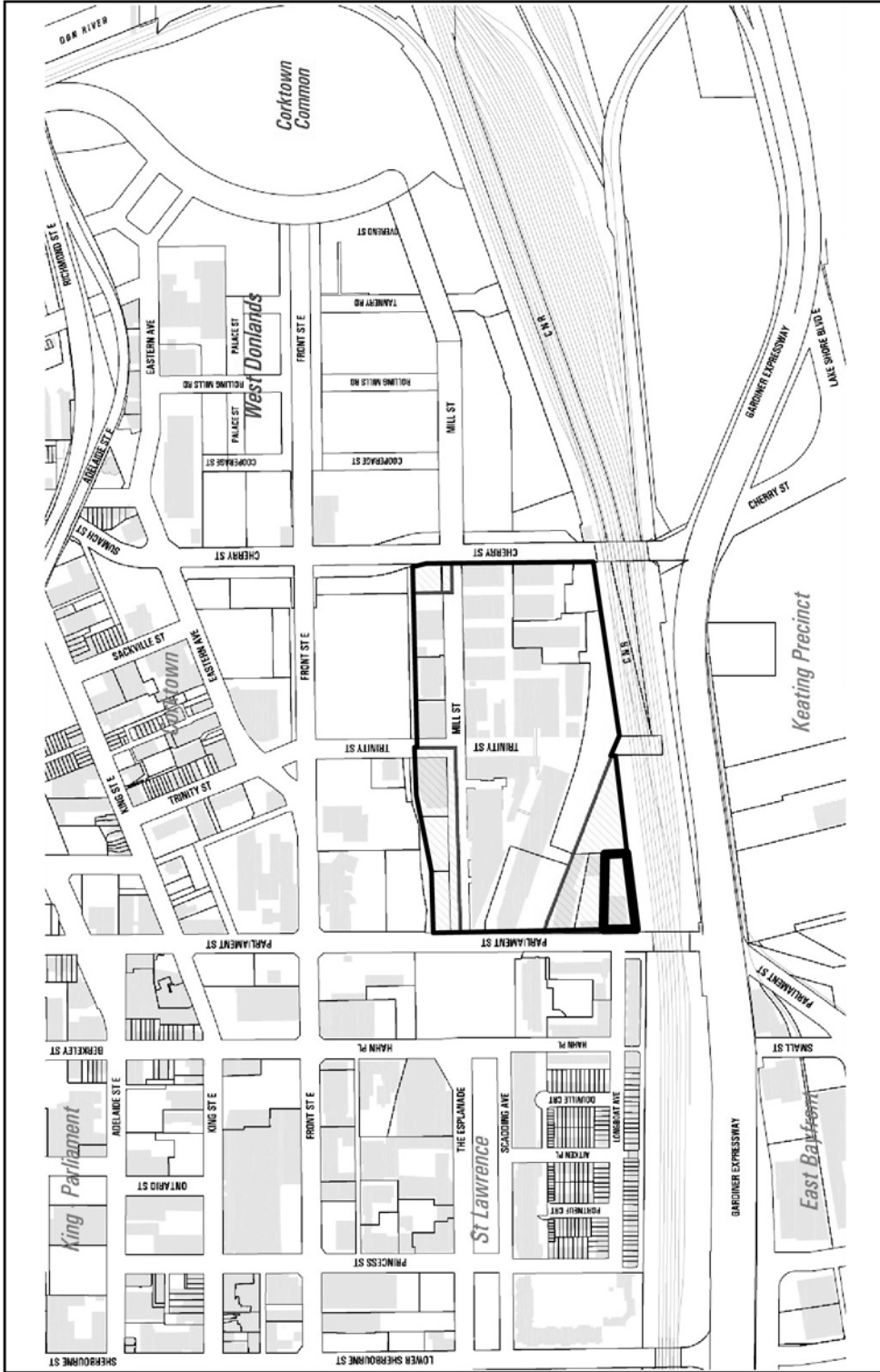
File # 16 188179 STE 28 02

Location of Application

- R3 Residential District
- RA Mixed-Use District
- CR Mixed-Use District
- IC Industrial District
- T Industrial District
- G Parks District

Not to Scale
Extracted 08/05/2016

Attachment 6: HCD Study Area



31 Parliament Street

Subject Site

Study Boundary

HCD Study Boundary

Not to Scale
08/03/2016

File # 16 188179 STE 02

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 188179 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 11, 2016

Municipal Address: 31 PARLIAMENT STREET
 Location Description: PLAN 108 PT OF WATER LOT C **GRID S2813
 Project Description: Application to amend the Official Plan and Zoning By-law to permit a 49-storey mixed-use building consisting of 495 residential dwelling units, 404 sq.m. of retail space, and 201 vehicular parking spaces within a 3-level underground garage and on the first 3 storeys.

Applicant:	Agent:	Architect:	Owner:
Goldberg Group		Arquitectonica and Kirkor Architects	Brett Smith

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	IC D2 N0.5	Historical Status:	
Height Limit (m):	23	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2,379.74	Height:	Storeys:	49
Frontage (m):	35.1		Metres:	167 (172.8 inc. MPH)
Depth (m):	82.2			
Total Ground Floor Area (sq. m):	2,285.76			Total
Total Residential GFA (sq. m):	38,636.26		Vehicular Parking Spaces:	201
Total Non-Residential GFA (sq. m):	404.07		Loading Docks	2
Total GFA (sq. m):	39,040.33		Bicycle Parking Spaces:	632
Lot Coverage Ratio (%):	96			
Floor Space Index:	16.41			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	38,636.26
Bachelor:	0	Retail GFA (sq. m):	404.07
1 Bedroom:	325 (65%)	Office GFA (sq. m):	0
2 Bedroom:	162 (33%)	Industrial GFA (sq. m):	0
3 + Bedroom:	8 (2%)	Institutional/Other GFA (sq. m):	0
Total Units:	495 (100%)		

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