

**46 to 54 Power Street and 113 to 135 Parliament Street -  
Zoning Amendment Application - Request for Direction  
Report**

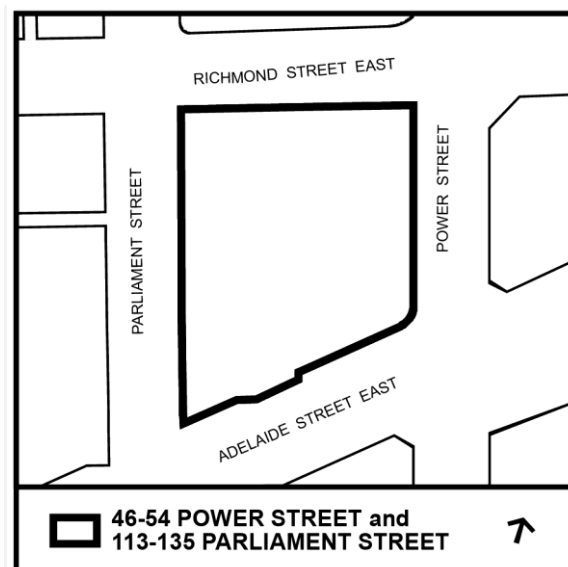
<b>Date:</b>	October 25, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	13 181685 STE 28 OZ

**SUMMARY**

The purpose of this report is to request direction from City Council on the pending Ontario Municipal Board (OMB) hearing on the application for a Zoning By-law amendment at 46-54 Power Street and 113-135 Parliament Street. The application proposes a 22-storey building consisting of a 4-storey base building and an 18-storey ‘inverted C’ shaped slab tower. The proposal consists of: 532 residential dwelling units, of which 15 are rental replacement units; 6,187 square metres of retail space; 499 vehicular parking spaces; and 606 bicycle parking spaces.

The proposal's height and massing does not fit within its existing and planned context as required by the Official Plan and the King-Parliament Secondary Plan. Other issues include the size of the retail units, the location of the vehicular and loading accesses and outstanding functional servicing matters.

On June 2, 2016, the rezoning application was appealed to the OMB by the applicant pursuant to Section 34(11) of the *Planning Act* due to the City not making a decision within 120 days of submission of a complete application. It is recommended that the City oppose the application in its current form at the OMB. It



is also recommended that staff continue discussions with the applicant to achieve revisions to the proposal that address the issues identified in this report.

A Rental Housing Demolition and Conversion application, file no. 13 181698 STE 27 RH, was submitted under Section 111 of the *City of Toronto Act* to demolish 15 rental housing units at 125 Parliament Street and 50 Power Street pursuant to Chapter 667 of the Toronto Municipal Code and was reviewed concurrently with the Zoning By-law amendment application. The City's decision on the Rental Demolition & Conversion application is not subject to an appeal to the OMB.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor, together with City Planning staff and other appropriate staff, to oppose the Zoning By-law amendment application for 46 to 54 Power Street and 113 to 135 Parliament Street (file no. 13 181685 STE 28 OZ), and attend any Ontario Municipal Board hearings in opposition to such appeal, and retain such experts as the City Solicitor may determine are appropriate.
2. City Council authorize City staff to continue discussions with the applicant on a revised proposal which addresses the issues set out in this report.
3. In the event the Ontario Municipal Board allows the appeal, City Council authorize City staff to advise the Ontario Municipal Board of City Council's position that any redevelopment of the lands must also include the full replacement of the 15 existing rental dwelling units and a Tenant Relocation and Assistance Plan, including the right of tenants to return to the new rental units in accordance with the Official Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
4. City Council defer making a decision on the application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act* to demolish the 15 existing residential rental dwelling units at 125 Parliament Street and 50 Power Street (file no. 13 181698 STE 27 RH), until such time as a decision is made on the Zoning By-law Amendment application and a Tenant Consultation meeting has been held.
5. In the event the Ontario Municipal Board allows the appeal in whole or in part, that on-site parkland dedication of approximately 418.7 square metres pursuant to Section 42 of the *Planning Act* be required by City Council to be conveyed and constructed to base-park condition at no cost to the City, all to the satisfaction of the General Manager, Parks, Forestry and Recreation.

6. In the event the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold its final Order approving the Zoning By-law Amendment until:
  - i. the owner enters into an Agreement under Section 37 of the *Planning Act* to secure appropriate services, facilities, and/or matters pursuant to Section 37 of the *Planning Act* as may be required by the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor; and,
  - ii. the following matters are also recommended to be secured for the development in the Section 37 Agreement as a legal convenience:
    - a) the requirement to construct the Above Base Park improvements; and,
    - b) any conditions of a Council-approved Section 111 permit and any associated conditions related to the permit.
7. In the event the Ontario Municipal Board allows the appeal, City Council authorize the City Solicitor, to request the Ontario Municipal Board to withhold its final order until a revised functional servicing report and a hydrogeological report have been submitted and reviewed to the satisfaction of the Executive Director, Engineering and Construction Services.
8. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement the foregoing.

### **Financial Impact**

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

### **DECISION HISTORY**

On May 13, 2014, Toronto and East York Community Council approved the recommendations, with amendments, of the Preliminary Report on the application. The report identified various issues for resolution, including: overall height of the building; building setbacks; mix of residential unit types; amount of residential amenity space; adequacy of parkland in the area; and the replacement of the residential rental units. The report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE32.46>

### **ISSUE BACKGROUND**

#### **Original Proposal**

The original application was submitted on June 10, 2013, proposing a 22-storey building consisting of a 6-storey mixed-use base building and a 16-storey residential tower. The overall height of the building was 76.4 metres including the mechanical penthouse. The proposal included: 431 residential units, of which 12 were rental replacement units; 1,114 square metres of retail space; 204 vehicle parking spaces; and 439 bicycle parking spaces.

On July 26, 2013, the application was held in abeyance at the request of the applicant.

### **Revised Proposal No. 1**

On April 4, 2014, a revised application was submitted. The revised application contemplated a 21-storey building consisting of a 6-storey mixed-use base building and a 15-storey residential tower. The overall height of the building was reduced to 72.7 metres including the mechanical penthouse. The revised proposal included: 446 residential units, of which 12 were rental replacement units; 1,366 square metres of retail space; 181 vehicle parking spaces; and 446 bicycle parking spaces.

### **Current Proposal**

On November 27, 2015, a revised application was submitted that included the consolidation of the remaining properties at 129 to 139 Parliament Street and 50 to 54 Power Street. The consolidation of the additional properties resulted in a proposal that now encompasses the entire block bordered by Parliament Street, Adelaide Street East, Power Street and Richmond Street East.

The current proposal contemplates a 22-storey building consisting of three distinct massing modules:

1. a mixed-use base building from the 1<sup>st</sup> to 4<sup>th</sup> storey;
2. a residential 'inverted C' shaped slab middle building from the 5<sup>th</sup> to 15<sup>th</sup> storey; and,
3. a residential rectangular shaped slab component on top of the middle building from the 16<sup>th</sup> to 22<sup>nd</sup> storey (refer to Attachment 2a-d: Elevations).

Pedestrian access to the residential lobby is located on Power Street. Pedestrian access to the retail components of the proposal is located on Parliament Street and Power Street. A portion of the site along the Adelaide Street East frontage is proposed to be conveyed as part of the City's right-of-way. The pedestrian sidewalk rights-of-way are proposed to have an approximate width of 6 metres along Parliament Street, 6.4 metres along Richmond Street East, 4.5 to 13.5 metres along Power Street and 9.1 metres along Adelaide Street East (refer to Attachment 1: Site Plan).

Vehicular access is proposed from Richmond Street East. The application proposes a 4-level underground parking garage that accommodates 401 resident and 98 shared residential visitor and commercial use spaces. A Type 'G' and two Type 'B' loading spaces are proposed for the development to be accessed from Richmond Street East. Bicycle parking is proposed in the underground levels consisting of 447 resident, 109 visitor and 50 commercial parking spaces (refer to Attachment 6: Application Data Sheet).

The building at 50 Parliament Street contains 3 rental dwelling units. The applicant has submitted a revised Residential Rental Demolition and Conversion application to replace the 3 rental units at 50 Parliament Street, along with the 12 rental units at 125 Parliament Street, for a total of 15 rental units.

The details of the three iterations of the application are identified in the following table:

	<b>Original Proposal</b>	<b>Revised Proposal No. 1</b>	<b>Current Proposal</b>
	<b>June 10, 2013</b>	<b>April 4, 2014</b>	<b>November 27, 2015</b>
Site Area (sq.m.)	2,570	2,570	4,675
Gross Floor Area (GFA) (sq.m.)			
- Residential	29,349.8	28,133	41,142
- Retail	1,113.7	1,366	6,187
- Total	30,463.5	29,499	47,329
Floor Space Index	11.4	11.5	10.2
Overall Height	71.9 (76.4 inc. MPH)	66.5 (72.7 inc. MPH)	77.5 (84 inc. MPH)
Base Building Height	22.6	21.3	21.1
Base Building Setbacks			
- North Property Line	0	0	0
- East Property Line	0	0	1.5 – 8.6 from 3 <sup>rd</sup> floor
- South Property Line	0	0	0
- West Property Line	0	0	0
Tower Setbacks			
- North Property Line	5.1 – from 7 <sup>th</sup> floor	4.3 from 7 <sup>th</sup> floor	3 from 5 <sup>th</sup> floor
- East Property Line	4.95 from the 7 <sup>th</sup> floor	2 from 7 <sup>th</sup> floor	1.5 – 11.4 from 5 <sup>th</sup> floor, 10.5 from 16 <sup>th</sup> floor
- South Property Line	4.37 from the 7 <sup>th</sup> floor	0	3 from 5 <sup>th</sup> floor
- West Property Line	5 from the 7 <sup>th</sup> floor	4.3 from 7 <sup>th</sup> floor, 12.3 from 20 <sup>th</sup> floor	6 – 35.8 from 5 <sup>th</sup> floor, 35 from 16 <sup>th</sup> floor
Number of Residential Units			
- Bachelor	0	5	11
- 1 bedroom	289	269	241
- 2 bedroom	116	136	229
- 3 bedroom	26	36	51
- Total	431	446	532
Number of Rental Dwelling Units	12	12	15
Residential Amenity Space			
- Indoor	559.4	653	1,025
- Outdoor	522.6	419	1,180
- Total	1,082	1,072	2,205
No. of Vehicular Parking Spaces			
- Residential	178	155	401
- Residential Visitor	26	26	98 (shared)
- Commercial	0	0	
- Total	204	181	449
No. of Bicycle Parking Spaces			
- Residential	345	401	447
- Residential Visitor	86	45	109
- Commercial	8	0	50
- Total	439	446	606

## Site and Surrounding Area

The site is comprised of the block bordered by Parliament Street to the west, Adelaide Street East to the south, Power Street to the east and Richmond Street East to the north. The site consists of:

- 113-123 Parliament Street: a commercial surface parking lot;
- 125 Parliament Street: a 4-storey mixed-use building containing 12 affordable bachelor rental apartment units, 5 of which were vacant at the time of application submission;
- 129-135 Parliament Street: a 1-storey commercial building;
- 46-48 Power Street: a vacant parcel that formerly contained a 3-storey printing plant/office building;
- 50 Power Street: a 2-storey semi-detached building containing 3 mid-range two-bedroom units that were occupied at the time of application resubmission;
- 52 Power Street: a 2-storey semi-detached office building; and,
- 54 Power Street: a 2-storey commercial building.

The surrounding uses are as follows:

West: On the west side of Parliament Street are 108 and 110 Parliament Street – two 2-storey semi-detached residential buildings; 112-124 Parliament Street – a site under construction for a 21-storey mixed-use building; 126 to 130 Parliament Street – three 2-storey office/retail buildings; Worts Lane – a “L” shaped public lane that terminates on Richmond Street East; and 134 Parliament Street – a one storey auto repair and sales shop.

South: On the south side of Adelaide Street East is 99 to 101 Parliament Street – a 2-storey brick commercial building. Further south along Parliament Street is 334 to 340 King Street East - an 8-storey brick commercial and office building originally occupied by the Aluminum & Crown Stopper Company, included on the City’s Heritage Register. On the southwest side of Adelaide Street East is 86 Parliament Street – a 4-storey brick commercial building; 553 Adelaide Street East – a 2-storey brick commercial building; and 330 King Street East – a 14-storey mixed use building.

East: On the east side of Power Street is 51 Power Street, a triangular shaped vacant property known as Orphan Greens and used as an unofficial dog park between Richmond Street East and Adelaide Street East.

North: On the north side of Richmond Street East is 548 Richmond Street East – a gas station.

## 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 adequate provision of a full range of housing; 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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and protecting public health and safety. 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, by the *Planning Act*, 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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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 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.

**Section 4.7** provides policy direction on the *Regeneration Areas* designation for the site as identified on Map 18 – Land Use Plan. *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 (refer to Attachment 2: 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 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 3.2.1** – “Housing” includes policies that encourage the provision of a full range of housing in terms of form, tenure and affordability. In particular, Policy 6 requires new development to replace the existing rental units with at least the same number, size and type of units, and with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

**Section 3.2.3** – “Parks and Open Spaces” provide direction on the need for parks and open spaces. Policy 1 indicates adding parks in growth areas will be a necessary element of city building.

**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/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

### **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 mutually compatible and complements 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. Lands designated Regeneration Area ‘A’ are targeted for significant growth as a whole, having a mixture of compatible land uses (refer to Attachment 3a: King-Parliament Secondary Plan – Land Use).

The built form policies of the Official Plan are further refined in Section 3 – “Urban Structure and Built Form” of the King-Parliament Secondary Plan, where it indicates:

- New buildings for any use will be sited and massed to provide adequate light, view and privacy for neighbouring properties;



- New buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile architectural character and expression;
- Buildings adjacent to streets, parks or open spaces will be massed to provide appropriate proportional relationships and will be designed to minimize the wind and shadowing impacts on the streets, parks or open spaces; and
- New development will provide comprehensive, high quality, co-ordinated streetscape and open space improvements to promote greening, landscape enhancement, access, orientation and confidence of personal safety within King-Parliament.

The subject site is also within the *Corktown Area of Special Identity* on Map 15-3 – Areas of Special Identity (refer to Attachment 3b: King-Parliament Secondary Plan – Areas of Special Identity). The site fronts onto Parliament Street to the west, identified as a *Special Street* on Map 15-1 – Land Use Plan. Further built form and urban design considerations are discussed in the following section of this report.

This application was reviewed against all policies of the Secondary Plan. The King-Parliament Secondary Plan can be accessed at:

[http://www1.toronto.ca/static\\_files/CityPlanning/PDF/15\\_king\\_parliament\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/15_king_parliament_dec2010.pdf)

### **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 is identified as a Special Street. The Urban Design Guidelines direct new buildings along Parliament Street to be consistent in general character and scale with the existing heritage industrial buildings. The King-Parliament Urban Design Guidelines can be accessed at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/community\\_planning/files/pdf/14kingparliament.pdf](http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/14kingparliament.pdf)

### **King-Parliament Community Improvement Plan**

The King-Parliament Community Improvement Plan (CIP) is to complement the policies of the King-Parliament Secondary Plan in providing a framework for the improvement of public lands 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, as a *Special Street* merits additional attention to its long-term physical improvement. Further, potential Gateways and Open Space Improvements as identified in the CIP, within proximity to the subject lands were considered for improvements.

## **Zoning**

The site is zoned RA “Reinvestment Area” with a height limit of 23 metres and certain permission and exception provisions under Zoning By-law 438-86. The RA designation permits a mixture of uses including residential, retail, office and manufacturing uses. Exception provisions for the site include: a massing height of up to 20 metres for the base building, with a 3 metre stepback on subsequent massing height along the Power Street and Adelaide Street East frontages; a massing height of up to 16 metres for the base building, with the application of an angular plane of 44 degrees on subsequent massing height along Parliament Street; and a limit of retail gross floor area based on what is existing on the lot plus an additional 1,800 square metres.

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. The eastern portion of the site is zoned CRE (x1), and the western portion of the site is zoned CRE (x2) “Commercial Residential Employment”, with the entire site having a height limit of 23 metres under Zoning By-law 569-2013 (refer to Attachment 4 - Zoning). The CRE zone permits a range of uses similar to the former designation under Zoning By-law 438-86. The (x1) and (x2) provisions refer to site specific permission and exceptions that are carried over from Zoning By-law 438-86.

## **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 that 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.

This proposal was 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, floorplate size and shape, base building height, 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](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf)

## **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. A report to Toronto and East York Community Council is targeted for November 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 City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the Downtown was adopted by City Council at their October 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> meeting. 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.

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's rental housing policies. The By-law prohibits demolition or conversion of rental housing dwelling units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving 6 or more rental housing dwelling units or where there is a related application for a Zoning By-law amendment require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued.

Council approval of demolition under Section 33 of the *Planning Act* is required where 6 or more residential dwelling units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*. The By-law provides for co-ordination of all the approval authorities needed for the demolition of rental housing. When there is an application to amend the Zoning By-law as well as an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time after receiving a joint report from City Planning. Unlike *Planning Act* applications, decisions made by the City under Chapter 667 are not appealable to the OMB.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition and replacement of 15 rental dwelling units.

### **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 to: permit a commercial parking garage; permit an increase in the allowable retail gross floor area; an increase in overall height; an increase in base building height; reductions of side and rear yard setbacks; the penetration of the building mass outside the angular plane along the Parliament Street frontage; reduction in indoor amenity space; reduction of visitor vehicular parking spaces and other development standards that will require site specific zoning provisions.

A Section 111 permit pursuant to Chapter 667 is required to demolish the existing 15 rental units.

### **Community Consultation**

A community consultation meeting was held on January 28, 2016, at Little Trinity Church at 403 King Street East. Approximately 16 members of the public attended, along with the Ward Councillor and City staff. Concerns raised at the meeting and through written submissions include the following:

#### Traffic

- The potential reduction of available on-street parking on Power Street; and,
- Pedestrian safety when crossing at the Power Street/Richmond Street East and Power Street/Adelaide Street East intersections.

#### Height and Massing

- The massing of the building does not transition to the lower-scale character of Corktown.

#### Land Use

- The feasibility of introducing larger-scale retail units in this area.

#### Public Realm

- The need to provide a better pedestrian sidewalk along Parliament Street.
- The potential to create a woonerf along Power Street.

#### Rental Housing

- A desire to see the layouts of the proposed replacement rental units.

In regards to inquiries on the rental housing replacement, City staff informed the tenants in attendance that their concerns would be addressed in a future tenant consultation meeting should the Zoning By-law application be approved in some form.

### **Design Review Panel**

The application was considered by the Design Review Panel on March 10, 2016, where the Panel voted for redesign of the proposal. The Panel noted the site's prominent location and commended the comprehensive block design. However, the Panel advised revisions to the building's massing and its relationship to the surrounding public realm are necessary.

In respect to massing, Panel members noted the use of the warehouse typology is appropriate for this area so long as the overall mass of the building is reduced to provide better street proportions and reduce shadowing on the Orphan Greens open space. Panel members offered the following suggestions:

- Remove the massing that forms the 12<sup>th</sup> to 15<sup>th</sup> storeys;
- Reduce the massing from the 12<sup>th</sup> storey to a floorplate size of 750 square metres;
- Remove the massing fronting on Power Street and replace with a bridge in order to provide long east-west views; and
- Vary the heights of the building components.

In respect to the proposal's relationship to the public realm, Panel members supported the concept of pedestrianizing the section of Power Street to connect the proposal to the Orphan Greens open space and commended the consolidation of loading and vehicular access on Richmond Street East. Panel members offered the following suggestions:

- Implement a road "diet" on this section of Power Street, and increase the pedestrian sidewalk on the west side of Power Street; and,
- Increase the pedestrian sidewalk widths of Parliament Street and Richmond Street East.

### **Agency Circulation**

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

### **COMMENTS**

This proposal provides for a mixture of uses that conform to the policy objective of the King-Parliament Secondary Plan. However, the proposal's built form does not adequately provide a transition towards the lower-scale character of Corktown to the east. As such, the proposal in its current form is not compatible and does not complement the built form character and scale of the area. Further, as the site encompasses an entire block, the proposal has a greater responsibility to ensure it contributes towards achieving an inviting, attractive and pleasant public realm. The provision of on-site parkland will increase the utility of the surrounding open spaces and improve the public realm.

## **Provincial Policy Statement and Provincial Plans**

The proposal is generally consistent with the PPS, 2014 in regards to: accommodating a range and mix of uses; and providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents. However, the PPS recognizes the local context is important, and that a well-designed built form contributes toward overall long-term economic prosperity. Policy 4.7 indicates the Official Plan is the most important vehicle for implementation of the PPS. Further, policy 1.1.3.3 indicates planning authorities shall identify appropriate locations for intensification and redevelopment. In this context, the Official Plan and King-Parliament Secondary Plan further implements the direction of the PPS to require appropriate built form to fit harmoniously into its existing and planned context, which includes a built form that transition from the tall warehouse typology from the west towards the low to mid-rise typology in the east. The King-Parliament Secondary Plan forms part of the Official Plan. This proposal has not addressed the policy direction of the Official Plan and King-Parliament Secondary Plan.

The proposal is generally not in conflict with the Growth Plan for the Greater Golden Horseshoe (GPGGH). The site is within the urban growth centre of the built-up area boundary as delineated in the GPGGH, where a significant share of population and employment growth is anticipated. In conjunction with the direction for intensification within the urban growth area, Section 2.2.3.6 of the GPGGH directs the City's Official Plan and supporting documents, such as Design Guidelines, to establish policies to identify appropriate scale of development. Further, section 2.2.3.7 of the GPGGH directs development within intensification areas to provide an appropriate transition of built form to adjacent areas. In this context, the Official Plan, the King-Parliament Secondary Plan and the Design Guidelines provide direction on the appropriate height and separation distances between buildings. This proposal has not addressed the policy direction of the Official Plan, the King-Parliament Secondary Plan and its supporting documents.

## **Land Use**

This proposal consists of retail uses within the first 2 storeys and residential uses from the 3<sup>rd</sup> to 22<sup>nd</sup> storeys. The first level of the four level underground garage is proposed to be used for commercial vehicular parking.

The proposed residential use conforms to the *Regeneration Area 'A'* designation of the King-Parliament Secondary Plan.

A total of 6,187 square metres of retail space is proposed, consisting of 4 retail units that range from 292 square metres to 4,225 square metres. City Planning staff have concerns with the impact of the introduction of retail stores greater than 3,500 square metres on local traffic and existing fine grained retail character of the area. City Planning staff will continue discussions with the applicant to limit the size of the retail units.

The proposed commercial garage provides for 98 commercial vehicular parking spaces that will be shared with residential visitors. Although City Planning staff have no objections to the proposed commercial garage use as it is incorporated as part of a mixed-use development, an

appropriate amount of parking spaces should be designated for residential visitors. This matter is further discussed in the Vehicular Parking section of this report.

## 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 77.5 metres (84 metres including the mechanical penthouse) or 22 storeys, is not supported by City Planning. Although the Official Plan recognizes *Regeneration Areas* within Downtown as areas where intensification is encouraged, it also requires that new development be located and organized to fit within its existing and planned context. Section 1.3 of the Tall Building Guidelines indicates towers nearer to the edge of a growth area be progressively lower in height. The subject site is situated within the eastern portion of the area designated *Regeneration Area 'A'* - an area targeted for significant growth, and within the western portion of the *Corktown Area of Special Identity* - where buildings are low to mid-rise in scale. Given the existing policy context, redevelopment on the site shall provide an appropriate height transition from the west towards the lower-scale built form to the east. City Planning will continue discussions with the applicant to achieve an appropriate overall building height.

The proposal's base building height of 21.1 metres, or 4 storeys, is not supported by City Planning. Section 3.1.1 of the Tall Building Guidelines indicates redevelopment shall provide a base building height of 80% of the adjacent street right-of-way width. The four adjacent streets all have a right-of-way of 20 metres, which translates to a base building of 16 metres. Section 3.1.1 also indicates base buildings shall transition in height adjacent to lower-scale neighbourhoods.

Further, the site fronts on Parliament Street, identified as a *Special Street* in the King-Parliament Secondary Plan. Policy 3.1.3 of the Secondary Plan states the quality, role and character of a *Special Street* will be maintained and enhanced. The direction for Parliament Street's built form is stipulated in the Zoning By-law where a maximum base building height of 16 metres is permitted with the application of an angular plane of 44 degrees on subsequent massing height. In recognition of the site's location within the *Regeneration Area 'A'* designation where significant growth is anticipated, City Planning staff have requested the applicant to reduce the base building height from 21.1 metres to 16 metres and to provide a tower setback of a minimum 7.5 metres from the west property line fronting on Parliament Street. City Planning staff will continue discussions with the applicant to achieve an appropriate base building height.

## 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: provide a maximum floorplate size of 750 square metres; transition to lower scale buildings; and provide a minimum 25 metres between tall buildings.

The proposal's first massing module, or the base building covers mostly the entire site after the 1<sup>st</sup> storey. A portion of the massing is recessed by 8.6 metres from the property line, and the 3<sup>rd</sup> storey provides setbacks of 1.5 to 3.7 metres along Power Street to break up the massing of the base building. A portion of the massing is recessed 3.3 metres from the property line along Parliament Street. City Planning staff generally have no concerns with the massing of the base building, other than the height as previously discussed.

The proposal's second massing module from the 5<sup>th</sup> to 15<sup>th</sup> storey consists of an 'inverted C' shaped slab building. The two flanking building components of this massing module provides a minimum separation distance of 26 metres between building walls. City Planning staff are satisfied with this facing condition, which meets the tower separation requirements of the Tall Building Guidelines.

The proposal provides a minimum setback of 6 metres from the property line from the 5<sup>th</sup> to 15<sup>th</sup> storey and a 36.5 metre setback from the 16<sup>th</sup> storey along Parliament Street. City Planning staff are not in support of the proposed setbacks along Parliament Street. Parliament Street is identified as a *Special Street* in the King-Parliament Secondary Plan, where Section 3.1.3 states the quality, role and character of a *Special Street* will be maintained and enhanced. The direction for Parliament Street's built form is stipulated in the Zoning By-law where a maximum base building height of 16 metres is permitted with the application of an angular plane of 44 degrees on subsequent massing height. In order to balance the policy direction of the King-Parliament Secondary Plan in accommodating for significant growth and maintaining the role and character of Parliament Street, City Planning staff requested the applicant to provide a minimum tower setback of 7.5 metres from the west property line fronting on Parliament Street. City Planning staff will continue discussions with the applicant to achieve an appropriate setback along Parliament Street.

The proposal's third massing module from the 16<sup>th</sup> to 22<sup>nd</sup> storey consists of a rectangular shaped building on top of the second massing module. City Planning staff is not in support of the siting and massing of the third massing module. The King-Parliament Secondary Plan directs a gradual transition in height from the *Regeneration Area 'A'* policy area towards Corktown. The placement of the third module, which comprise of the tallest portion of the proposal is located in the eastern portion of the site and does not provide an appropriate transition towards the lower scale built form of Corktown to the east. Further, the north and south portions of the third massing module projects outward providing a 0.5 metre setback from the property lines along Richmond Street East and Adelaide Street East. This massing condition further diminishes the intent of ensuring that redevelopment transitions in built form towards the lower scaled area of Corktown. City Planning staff requested the third massing module be significantly revised or removed completely and will continue discussions with the applicant to achieve an appropriate overall massing of the proposal.



## **Shadow Impacts**

An Incremental Shadow Study was submitted in support of the application. The study assessed the proposal's shadow impacts on the surrounding areas during the 21<sup>st</sup> of March, June and September. The proposal will cast shadows on the Orphan Greens open space between 2:18 pm to 6:18 pm during the spring and fall equinoxes.

The Official Plan stipulates that new development be massed to limit shadowing on open spaces, having regard for the varied nature of such areas. The King-Parliament Secondary Plan requires buildings adjacent to open spaces to be massed to provide appropriate proportional relationships and be designed to minimize shadowing impacts on such open spaces. The Tall Building Guidelines indicate that tall buildings should be placed and massed to secure the greatest amount of sunlight and skyview. The Orphan Greens open space is currently being used as a dog park, among other uses. City Planning staff will have further discussions with the applicant to mitigate shadow impacts on the Orphan Greens open space and the surrounding public realm.

## **Wind Impacts**

A Qualitative Pedestrian Wind Assessment report was submitted in support of the proposal. The report concluded the proposal will experience comfortable wind conditions for the intended uses. City Planning staff reviewed the report and is requesting that modifications to the proposal be made to ensure the pedestrian walkways will have wind conditions comfortable for sitting, in particular along Power Street and Adelaide Street East where patio seating may be accommodated.

## **Residential Amenity Space**

Zoning By-law standards require 2.0 square metres per dwelling unit each for indoor and outdoor amenity space, or 4.0 square metres per dwelling unit in total. This standard results in 1,064 square metres each for indoor and outdoor amenity space for the proposed 532 dwelling unit development. The proposed outdoor amenity space of 1,180 square metres, or 2.22 square metres per dwelling unit, exceeds the minimum required. However, the proposed indoor amenity space of 1,025 square metres, or 1.93 square metres per dwelling unit is less than the minimum 2.0 square metres required. City Planning staff is satisfied with the amount of amenity space being proposed as the combined total of indoor and outdoor amenity space equates to 4.15 square metres per dwelling unit.

## **Traffic Impact, Vehicular Access and Loading Access**

Vehicular access and loading access is proposed on Richmond Street East. An Urban Transportation Considerations Report was submitted in support of the application. The report concluded the traffic activity generated by the development can be accommodated by the existing area road network. Transportation Services staff prefers that vehicular access be from Power Street and requests the applicant to revise the traffic analysis of the report based on the preferred configuration.

The Urban Transportation Considerations Report included a series of loading manoeuvring diagrams that supported the proposed number and configuration of loading spaces. Transportation Services staff reviewed the documentation and are requesting the loading

manoeuvring diagrams be revised to show site access from Power Street as opposed to Richmond Street East.

Staff will continue discussions with the applicant on the preferred location of the vehicular access and loading access.

### **Vehicular Parking**

The Urban Transportation Considerations report submitted in support of the application indicates the proposed 499 vehicular parking spaces consisting of 401 spaces for residents and 98 spaces for the shared use of visitors and the occupants of the retail uses is sufficient. Standards based on Zoning By-law 569-2013 require a total of 357 spaces for residential, 53 spaces for visitors and 61 spaces for occupants of the retail uses. Transportation Services staff reviewed the documentation submitted and have no concerns with the number of parking spaces proposed. City Planning staff will continue discussions with the applicant to provide for a minimum number of vehicular parking spaces designated for residential visitors.

For the proposed 44 parking spaces in excess of the minimum residential parking spaces requirement, the applicant will need to provide provisions for future electric vehicular charging in each of the spaces in order to meet AQ1.1 of the Toronto Green Standard. Staff will continue to have discussions with the applicant in meeting this standard.

### **Bicycle Parking**

The proposal provides a total of 606 bicycle parking spaces, consisting of: 447 residential; 109 residential visitor; and 50 commercial spaces. The proposed number of bicycle parking spaces meets the standard of the Zoning By-law and the provisions of the Toronto Green Standard.

### **Servicing, Stormwater Management and Hydrogeological Impacts**

A Functional Servicing Report was submitted in support of the application. The report concluded that the proposal can be adequately serviced by new connections to the existing 150 mm watermain and the 975 mm x 1500 mm combined sewer on Parliament Street. Engineering and Construction Services staff has reviewed the report and indicates revisions are required to confirm that there is sufficient capacity to service the proposal.

A Stormwater Management Report was submitted in support of the application. The report indicated stormwater runoff from the site will be directed to the existing combined sewer on Parliament Street and existing storm sewers in the area. The report concluded the proposal will meet the performance objectives of the City's Wet Weather Flow Management Guidelines. Engineering and Construction staff reviewed the report and indicate detailed analysis on how the proposal satisfies the City's water balance requirements are to be addressed through the site plan approval process, should this application be approved in some form.

In regards to hydrogeological impacts, Engineering and Construction Services staff indicates information will be required to confirm whether groundwater will need to be pumped as part of the design of the proposal, including a clear strategy for groundwater pumping and discharging. The discharging of groundwater is subject to the provisions of the Sewer Use By-law.

## **Rental Housing Demolition and Conversion By-law**

The building at 125 Parliament Street contains 12 affordable units with interior bedrooms (Junior 1-bedrooms), seven of which were occupied at the time of application in 2013 and continue to be occupied. The units that were added to the application in 2015 are three 2-bedroom units at 50 Power Street, two of which have private outdoor amenity space and all of which were occupied and had mid-range rents at the time of application.

The applicant is proposing to replace all the existing residential rental dwelling units in the proposed development. The 12 affordable units are proposed to be replaced with units of same size and similar rent. The three 2-bedroom mid-range units are proposed to be replaced with units of slightly smaller size and similar rent. City Planning staff will continue to work with the applicant to improve the 2-bedroom replacement units and ensure comparability between the existing and the proposed replacement. The applicant has proposed that the rental replacement units be integrated into the building.

As a tenant meeting under Chapter 667 has not been held and the rental replacement proposal may be subject to further change, it is recommended that City Council defer a decision on the Residential Rental Demolition and Conversion application until a decision is made by the OMB with respect to the appeal. If the rezoning is approved by the OMB in some form, the City Solicitor request that the final Order approving the Zoning By-law Amendment be withheld until such time that City Council has considered the rental demolition application.

## **Parkland Dedication**

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 Chapter 415, Article III of the Toronto Municipal Code.

The application is for a zoning by-law amendment to permit a 22-storey mixed use building that will contain a total of 532 residential dwelling units and 15 rental dwelling units with 6,187 square metres of non-residential gross floor area. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 6,893 square metres or 169.59% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 418.7 square metres.

An on-site parkland dedication will enhance the availability of green space in the vicinity of the proposal, while moving towards establishing connections to adjacent green spaces including Orphans Green and the Sackville Playground. Parks, Forestry & Recreation staff are requesting an on-site parkland dedication of 418.7 square metres, should the application be approved. The parkland dedication is to be unencumbered, uniform in shape and topography, with visibility and accessibility from public roads.

Parks, Forestry & Recreation are interested in securing Above Base Park improvements for the park block and will have continued discussions with the applicant. Should the appeal be allowed, the following requirements should be included in a Section 37 Agreement in order to secure the design and construction of Above Base Park improvements:

1. The owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. Areas to be addressed in the design of the Park include: park programming; sustainable design and plantings; community and public safety; ground surface treatments; seating; and vandalism. Final design and programming of the parkland shall be at the discretion of the General Manager, Parks, Forestry and Recreation.
2. Prior to the issuance of the first above-grade building permit for the development of the site, the owner is required to submit working drawings, specification and landscape plans showing the scope and detail of the work for the Above Base Park improvements for review and approval by the General Manager, Parks, Forestry and Recreation.
3. The construction of Above Base Park Improvements shall be completed within one year after the issuance of the first above-grade building permit to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and by the General Manager, Parks, Forestry & Recreation who will have sole discretion in determining whether a revised delivery date for the park block may be permitted.
4. Should the owner undertake Above Base Park Improvements on the park block following conveyance of the park block to the City, the owner must obtain a Park Occupation Permit (POP) from Park, Forestry and Recreation's Planning, Design and Development section. The POP will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.

There may be opportunities to use the Parks and Recreation component of the Development Charges for the Above Base Park Improvements. City staff will continue discussions with the applicant on an appropriate method in designing and constructing the park.

### **Streetscape**

The site fronts on Parliament Street to the west, Richmond Street East to the north, Power Street to the east and Adelaide Street to the south. The proposal provides a pedestrian sidewalk width of approximately 9.1 metres along Adelaide Street East, 4.5 to 13.5 metres along Power Street, 6 metres along Parliament Street and 6.4 metres along Richmond Street East. The width of the pedestrian sidewalks along Power Street, Parliament Street and Richmond Street East are increased by the recessed massing of the proposal's 1<sup>st</sup> storey along these street frontages.

## **Tree Preservation**

There were two trees on the site that has since been removed. The applicant is proposing to plant 11 trees along Adelaide Street East. An Arborist Report, a Tree Protection Plan and a Landscape Plan were submitted in support of the application. Urban Forestry staff reviewed the submitted documentation and indicates revisions to the landscape plan are required. The owner will need to ensure the proposal conforms to the City's Tree By-laws should this application be approved in some form.

City Planning requests the provision for tree plantings be provided along the other street frontages, and will continue discussion with the applicant to provide more tree plantings.

## **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. City Planning staff will continue discussions with the applicant to meet Tier 1, and on the possibility of achieving Tier 2 of the TGS.

## **Section 37**

The proposal at its current height, massing, and density would normally be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits were not discussed in the absence of an agreement on the proposal's height and massing. Should this proposal be approved in some form by the OMB, City Planning staff recommends staff be authorized to negotiate an appropriate agreement for Section 37 benefits with the applicant, in consultation with the Ward Councillor. Potential benefits may include: the redevelopment of the site of Canada's First Parliament buildings; the implementation of the Heritage Interpretation Master Plan for Old Town Toronto; and local streetscape and parkland improvements.

The following matters are also recommended to be secured in a Section 37 Agreement as a legal convenience to support development should this application be approved in some form:

- a.) the requirement to construct the Above Base Park improvements; and,
- b.) any conditions of a Council-approved Section 111 permit and any associated conditions related to the permit.

## **CONCLUSION**

City Planning staff is not in support of the proposal in its current form as the proposed tall building represents over-development of the site. The subject site is located within an area designated *Regeneration Area 'A'* and identified within the *Corktown Area of Special Identity* in the King-Parliament Secondary Plan. The policy direction for the subject lands direct redevelopment to appropriately transition from the warehouse typology of the Jarvis-Parliament Regeneration Area to the stable low to mid-rise typology of Corktown. New development within this area should be sensitive to this transition to ensure it is compatible and complementary to the prevailing character of the two overlapping areas. City Planning staff is of the opinion the proposal needs to be revised in its overall height, massing and provide an on-site park in order to fit within the area's existing and planned context.

City Planning staff recommends continued discussions with the applicant to consider revisions to the proposal which address the issues set out in this report.

## **CONTACT**

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Lauralyn Johnston, Senior Planner  
Tel. No. (416) 392-8575  
E-mail: ljohnst@toronto.ca

## **SIGNATURE**

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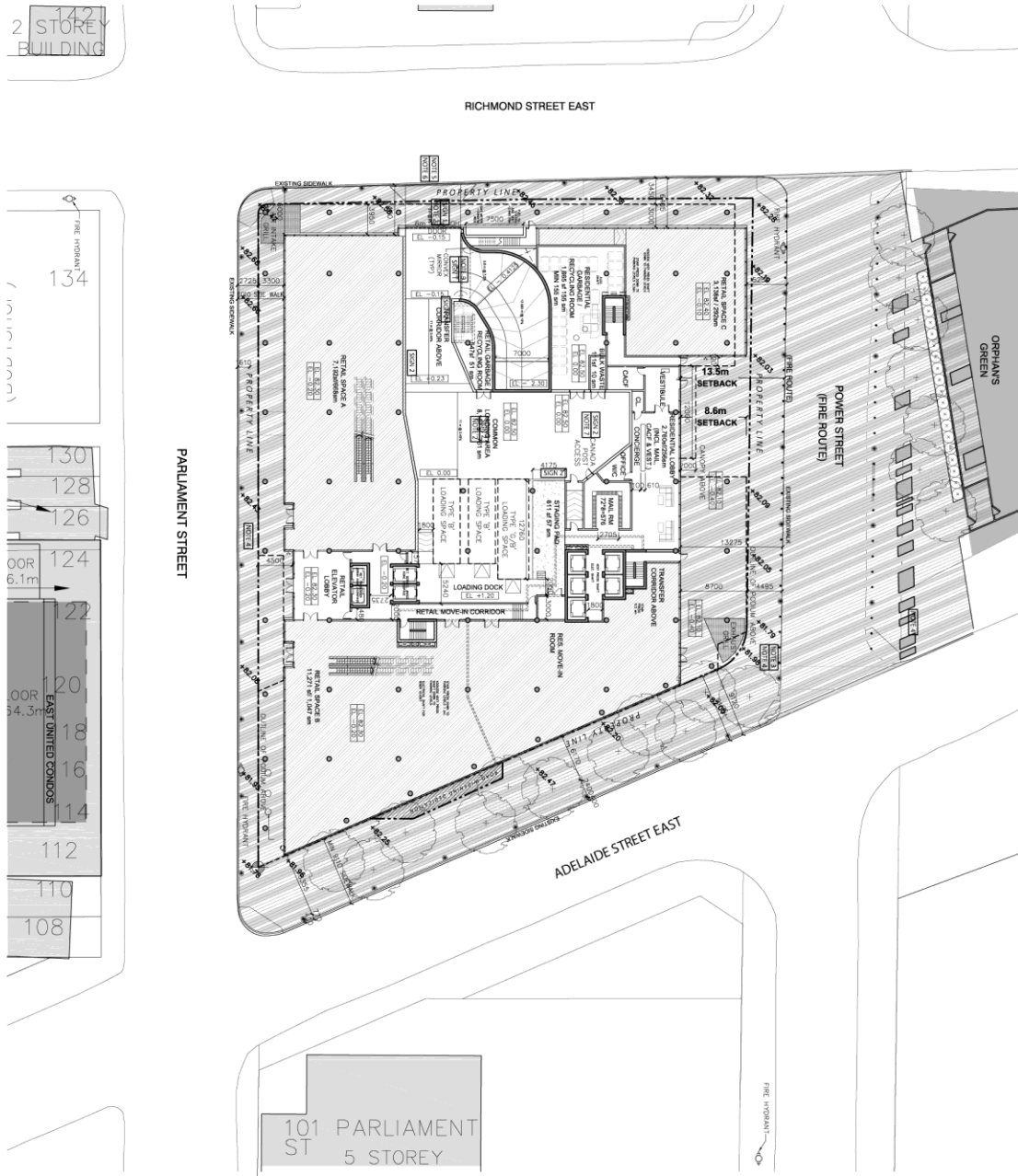
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**


Attachment 1: Site Plan  
Attachment 2a-d: Elevations  
Attachment 3: Official Plan  
Attachment 4a-b: King-Parliament Secondary Plan  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

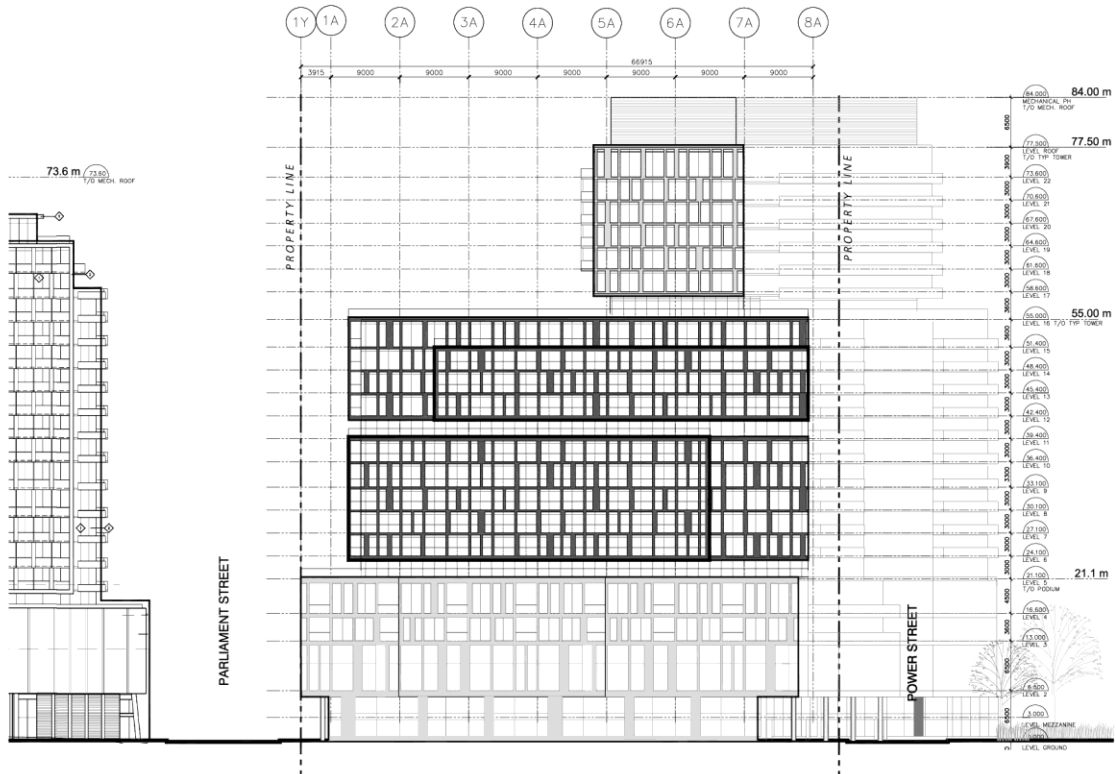
Not to Scale 

10/06/2016

46-54 Power Street  
and 113-135 Parliament Street

File # 13 181685 STE 28 OZ

# Attachment 2a: South Elevation



## South Elevation

Applicant's Submitted Drawing

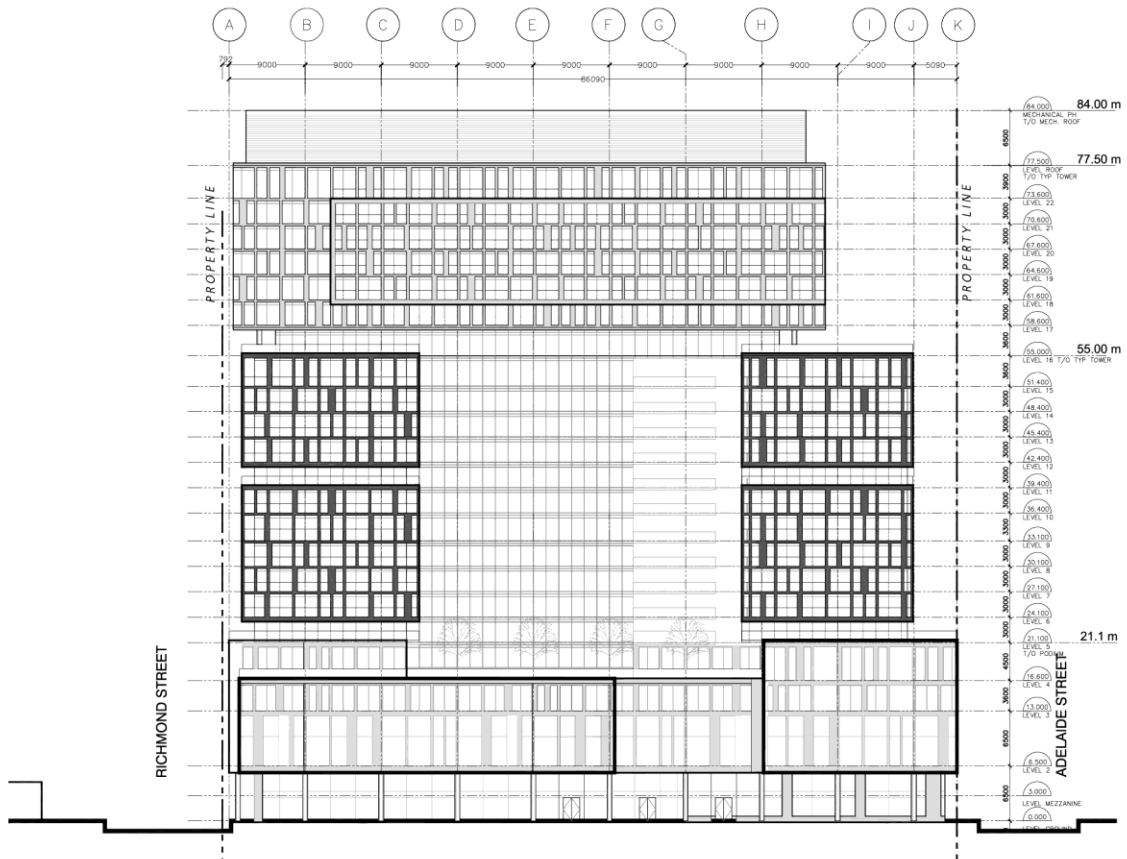
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10/06/2016

46-54 Power Street  
and 113-135 Parliament Street

File # 13 181685 STE 28 OZ



## Attachment 2b: West Elevation



### West Elevation

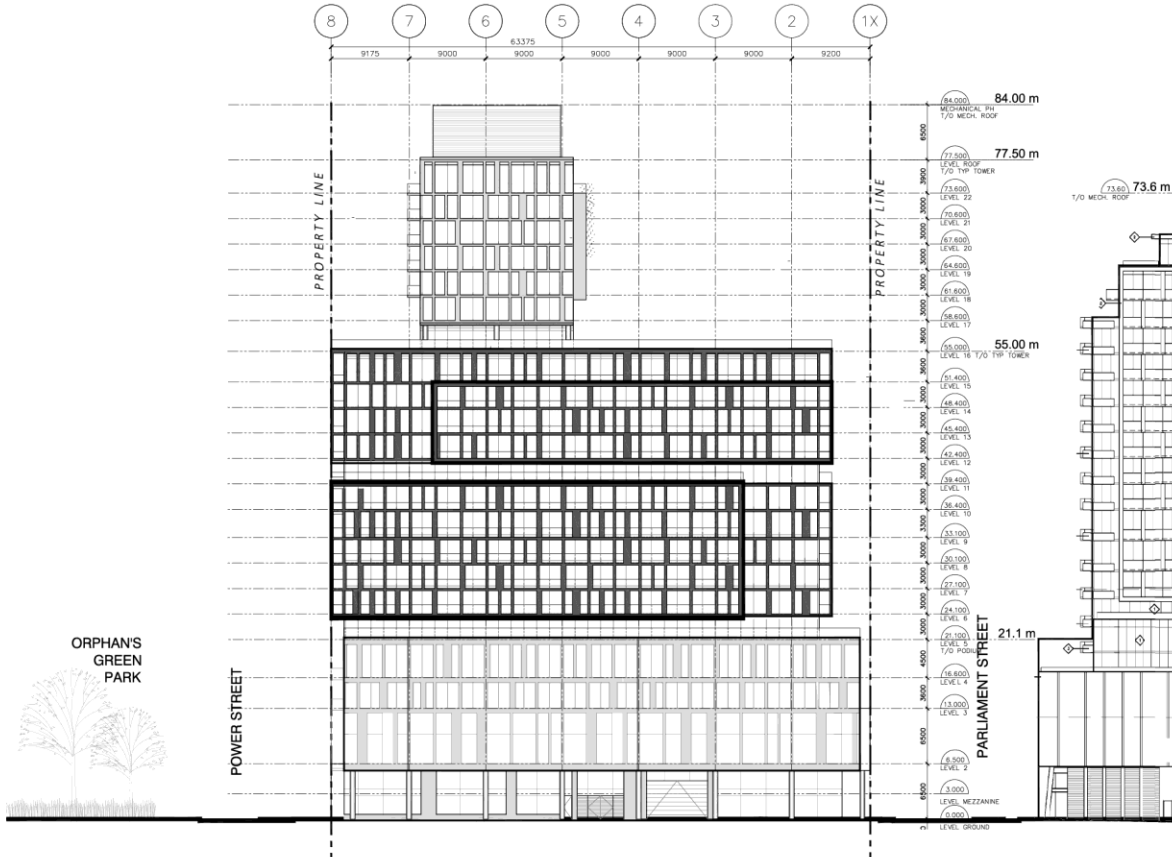
Applicant's Submitted Drawing

Not to Scale  
10/06/2016

**46-54 Power Street  
and 113-135 Parliament Street**

File # 13 181685 STE 28 OZ

# Attachment 2c: North Elevation



## North Elevation

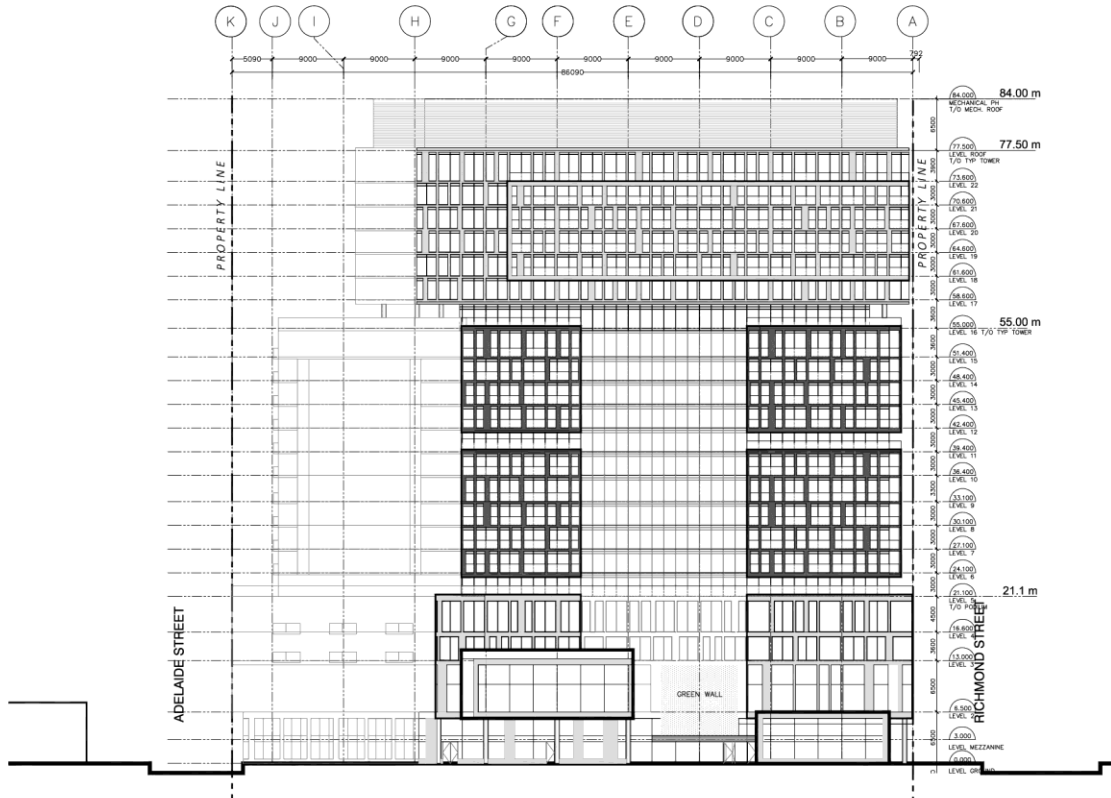
Applicant's Submitted Drawing

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10/06/2016

46-54 Power Street  
and 113-135 Parliament Street

File # 13 181685 STE 28 0Z

## Attachment 2d: East Elevation



### East Elevation

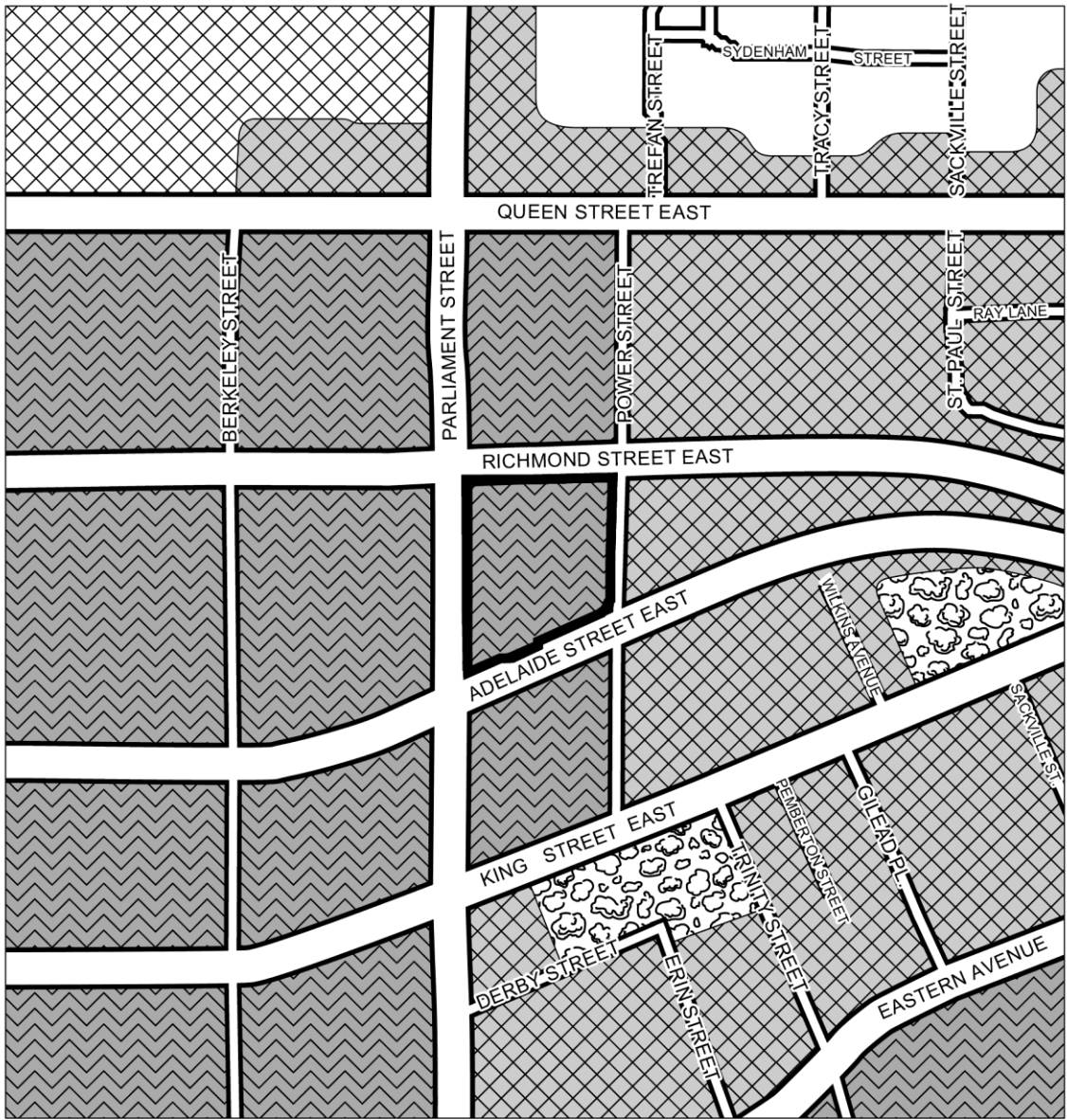
Applicant's Submitted Drawing

Not to Scale  
10/06/2016

**46-54 Power Street  
and 113-135 Parliament Street**

File # 13 181685 STE 28 OZ

### Attachment 3: Official Plan



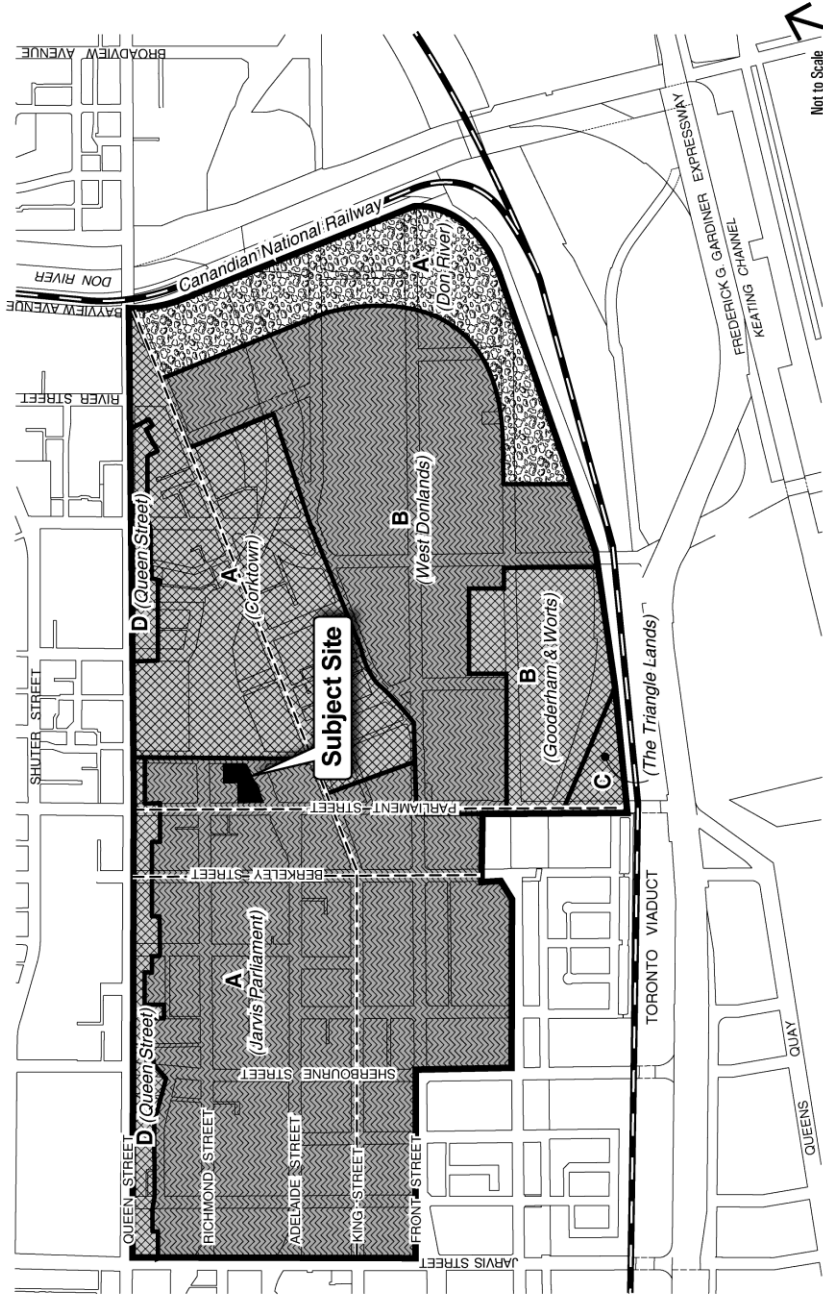
**TORONTO** City Planning  
**Extract of Official Plan**

**46-54 Power Street  
 and 113-135 Parliament Street**  
 File # 13 181685 STE 28 0Z

- |                          |                          |                    |
|--------------------------|--------------------------|--------------------|
| Site Location            | Parks & Open Space Areas | Regeneration Areas |
| Neighbourhoods           | Parks                    |                    |
| Apartment Neighbourhoods |                          |                    |
| Mixed Use Areas          |                          |                    |

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 Not to Scale  
 10/06/2016

# Attachment 4a: King-Parliament Secondary Plan



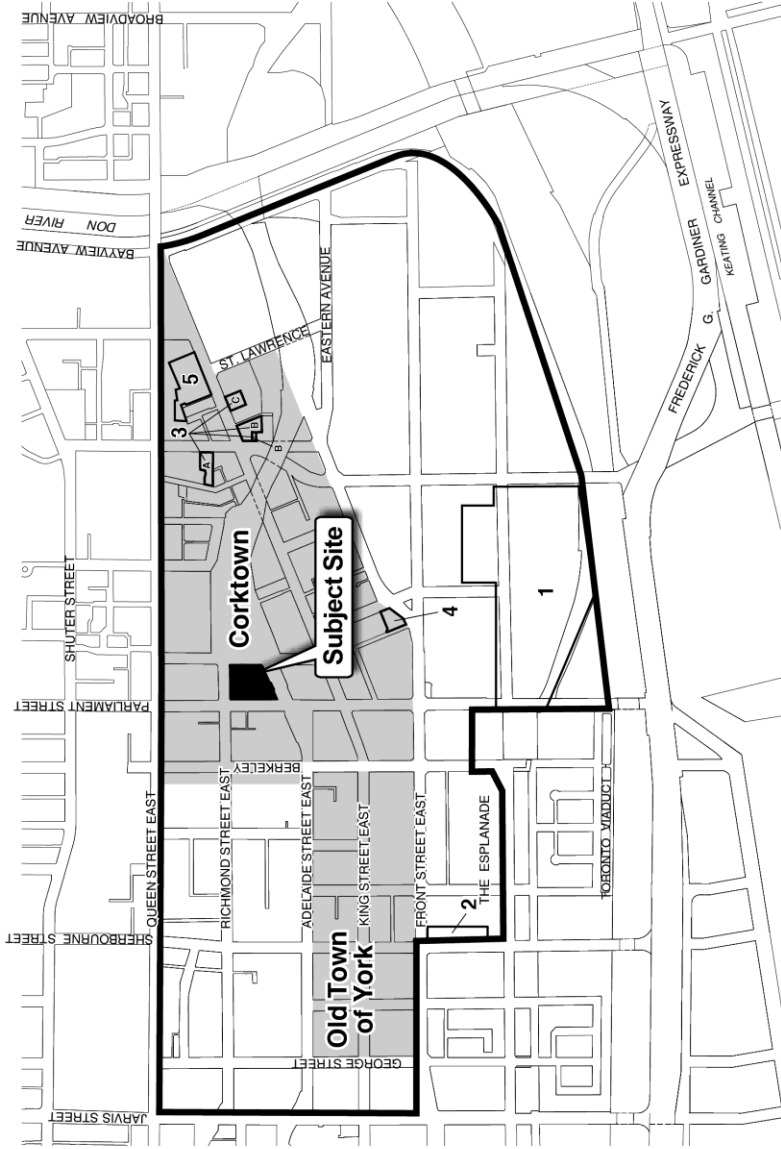
**King-Parliament Secondary Plan**  
MAP 15-1 Land Use Plan



- Secondary Plan Boundary
- Special Streets
- Mixed Use Areas
- Regeneration Areas
- Parks and Open Space Areas
- Subject Site - 46 & 48 Power Street and 113, 115, 121, 123 and 125 Parliament Street

June 2006

# Attachment 4b: King-Parliament Secondary Plan

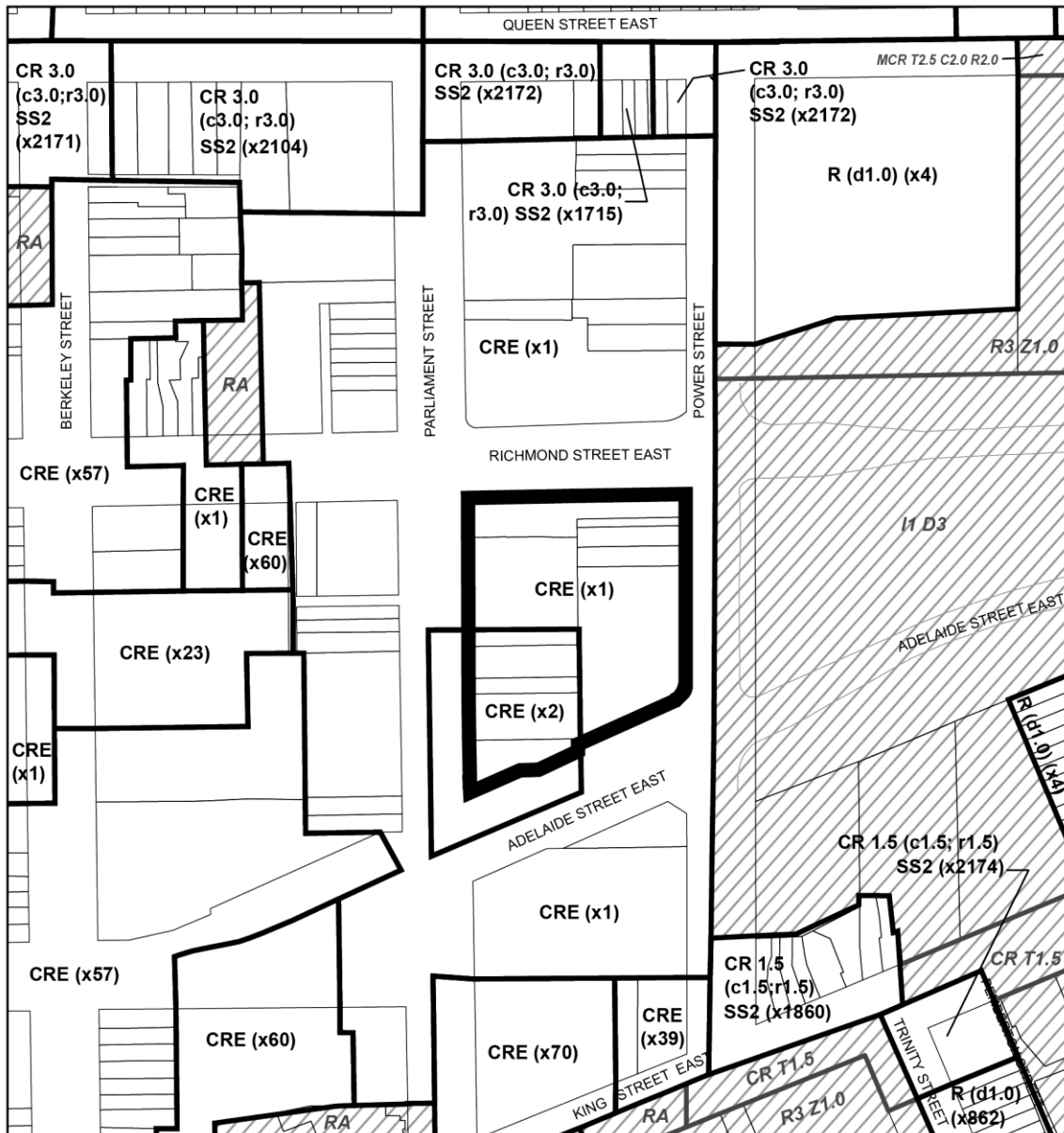


## King-Parliament Secondary Plan MAP 15-3 Areas of Special Identity

- Secondary Plan Boundary
- Areas of Special Identity
- Subject Site: 46-54 Power Street and 113-135 Parliament Street
- Site and Area Specific Policies

December 2010

## Attachment 5: Zoning



**46-54 Power Street and 113-135 Parliament Street**

**Zoning By-Law No. 569-2013**

File # 13 181685 STE 28 0Z



Location of Application

R Residential      CR Commercial Residential  
 CRE Commercial Residential Employment



See Former City of Toronto By-Law No. 438-86

R3 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District  
 RA Mixed-Use District  
 I1 Industrial District



Not to Scale  
 Extracted: 10/06/2016

### Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	13 181685 STE 28 OZ
Details	Rezoning, Standard	Application Date:	June 5, 2013
Municipal Address:	46-54 POWER ST., & 115-135 PARLIAMENT ST.		
Location Description:	PLAN 108 PT LOTS 5, 6 & 7 RP 63R354 PART 1 **GRID S2813		
Project Description:	Revised application for a 22-storey mixed use building containing retail and residential uses. The building will contain a total of 532 residential units, 499 parking spaces and 606 bicycle parking spaces. The existing buildings at 125 Parliament Street and 50 Power Street currently contains more than 6 rental apartment units. All rental units are proposed to be replaced within the newly constructed building.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS, KIM KOVAR		CORE Architects Inc.	GREAT GULF (POWER) LIMITED

**PLANNING CONTROLS**

Official Plan Designation:	Regeneration Area		
Zoning:	CRE (x1); CRE (x2)	Site Specific Provision:	
Height Limit (m):	23	Historical Status:	N/A
		Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq. m):	4,676		
Frontage (m):	86.12	Height: Storeys:	22
Depth (m):	64.22	Metres:	84
Total Ground Floor Area (sq. m):	3,739		
Total Residential GFA (sq. m):	41,142		<b>Total</b>
Total Non-Residential GFA (sq. m):	6,187	Parking Spaces:	499
Total GFA (sq. m):	47,329	Loading Docks	3
Lot Coverage Ratio (%):	80		
Floor Space Index:	10.12		

**DWELLING UNITS**

Tenure Type: Rental, Condo

**FLOOR AREA BREAKDOWN** (upon project completion)

			<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0			
Bachelor:	11 (2%)	Residential GFA (sq. m):	41,142	0
1 Bedroom:	241 (45%)	Retail GFA (sq. m):	6,187	0
2 Bedroom:	229 (43%)	Office GFA (sq. m):	0	0
3 + Bedroom:	51 (10%)	Industrial GFA (sq. m):	0	0
Total Units:	532 (100%)	Institutional/Other GFA (sq. m):	0	0

**CONTACT:**                    **PLANNER NAME:**    **Henry Tang, Planner**  
**TELEPHONE:**                **416-392-7572**