



## STAFF REPORT ACTION REQUIRED

### 31R Parliament Street, 370 and 370R Cherry Street - Official Plan Amendment and Zoning Amendment Application – Request for Direction Report

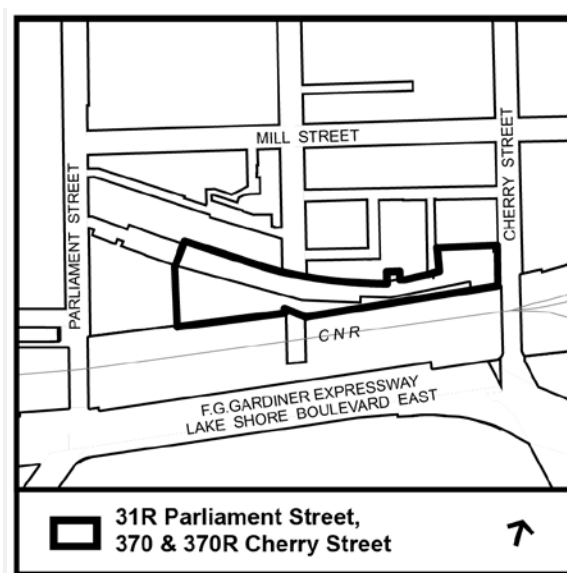
<b>Date:</b>	May 20, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	14 174007 STE 28 OZ

#### SUMMARY

The purpose of this report is to request direction from City Council on the pending Ontario Municipal Board (OMB) hearing on the Official Plan and Zoning By-law amendment at 31R Parliament Street, 370 and 370R Cherry Street.

The application proposes a 57-storey mixed-use tower with a 5-storey base building and a 1-storey addition to the previously approved 4-storey commercial building referred to as the "Ribbon Building". The proposal consists of: 496 residential dwelling units proposed within the tower; 26,291 square metres of non-residential space within the base building and the Ribbon Building; 661 vehicular parking spaces within a 4-level underground garage; and 520 bicycle parking spaces.

The 57-storey tower proposal represents over-development and does not fit within the existing built form and heritage context of the Distillery District – a national historic site of Canada. As per the direction of Community Council, a built form study has been undertaken by City staff, in consultation with the applicant, to examine an appropriate build-out for the



subject site and the surrounding area, to better inform the review of this application and another application in the Distillery District at 60 Mill Street. The result of the built form study concludes that the area where the subject site is situated can potentially accommodate a tall building.

On November 10, 2015, the 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 the prescribed timeframe. It is recommended that the City oppose the appeal at the OMB. It is also recommended that staff continue discussions with the applicant to revise the proposal to address the issues identified in this report.

## **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 applicant's appeal respecting the Zoning By-law amendment application for 31R Parliament Street, 370 and 370R Cherry Street (file no. 14 174007 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. City Council authorize the Director, Community Planning, Toronto and East York District in consultation with the local Councillor, to secure services, facilities and matters pursuant to Section 37 of the *Planning Act*, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.
4. 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**

In 1994, the former City of Toronto Council approved OPA 2 to the King-Parliament Part II Official Plan and passed Zoning By-law 1994-0396 to implement a planning framework for the area identified as the Gooderham and Worts Special Identity Area (the Distillery District), a 5.3 hectare site that consists of an inventory of Victorian era buildings and structures that were once part of the Gooderham and Worts Distillery that operated from 1837 to 1990. Most of the buildings within the Distillery District are designated under Part IV of the *Ontario Heritage Act* and are included on the City's Heritage Register. Along with Official Plan policies and a site specific Zoning By-law,

seven Heritage Easement Agreements (HEAs) and a Section 37 Agreement were secured to form the planning framework for the Distillery District. The planning framework was based on a series of Heritage Reports commissioned for the site from 1989-1994. The framework provides the planning provisions for mixed-use development in the Distillery District, including the retention and adaptive re-use of the majority of the heritage buildings on site. Since that time, a number of new buildings have been constructed in the Distillery District including 3 taller towers and a number of lower buildings.

With respect to a different application within the Distillery District at 60 Mill Street, on January 10, 2012, the Toronto and East York Community Council (TEYCC) considered a Preliminary Report to permit a 34-storey mixed-use building, involving the retention of the heritage designated Rack House D building, located northeast of Mill Street and Trinity Street (file no. 11 219591 STE 28 OZ). The report identified the need to review the proposal's impact with respect to the planning framework and the existing and planned built form surrounding the site. Although the proposal at 60 Mill Street is not directly related to the subject application, it has similar issues and reinforced the need to re-examine the planning framework for the Distillery District and the surrounding sites. The Preliminary Report for the proposal at 60 Mill Street can be accessed at: <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-43296.pdf>

On August 12, 2014, the TEYCC approved the recommendations, with amendments, of the Preliminary Report on this application for 31R Parliament Street. The report stated that the proposal is premature until a comprehensive study of the site and surrounding area has been completed. The proposal as presented did not fit within the existing built form and heritage context of the area and did not respect the planning framework of the abutting Distillery District. The Preliminary Report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.85>

On February 18, 2015, the TEYCC deferred indefinitely the City-initiated Official Plan Amendment for the Triangle Lands, an amendment 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. Community Council also requested additional discussions between the applicant and staff to take place, along with additional community consultation. The Final Report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.11>

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>

## ISSUE BACKGROUND

### Proposal

The applicant is proposing two buildings connected on the ground and 2<sup>nd</sup> floors. The first building is a 57-storey residential tower with a 5-storey commercial base building situated at the western portion of the site at 31R Parliament Street and 370R Cherry Street. The height of the tower is 179.9 metres (189.5 metres including the mechanical penthouse) and is adjacent to the Distillery District to the north. The tower's south and north building wall tapers as it moves upwards toward the mechanical penthouse, creating a tower massing that is slightly angled when viewed from the east and west. The floorplate size of the tower varies from 874 square metres on the 7<sup>th</sup> storey to 625 square metres on the 57<sup>th</sup> storey. Balcony projections that extend outside of the building walls are proposed on all sides of the tower. The building's setbacks and stepbacks in relation to the property lines of 31R Parliament Street and 370R Cherry Street are outlined in the table below:

	North Property Line	East Property Line	South Property Line	West Property Line
Base Building Setbacks	7 to 14 metres	0 (connected to Ribbon Building)	0	4 to 20 metres
Tower Stepbacks – after the 5 <sup>th</sup> storey	27.5 metres	64 metres	3.5 to 15 metres	10 to 21 metres

The second building, referred to as the "Ribbon Building" by the applicant, is a 5-storey commercial building situated at the eastern portion of the site at 370 and 370R Cherry Street with a height of 24.3 metres. The Ribbon Building is located within the southern portion of the Distillery District and is part of the 2009, OMB approved, mixed-use development where a 4-storey building with a maximum height of 20 metres was contemplated. Generally, the proposed building envelope encompasses the majority of the site at 370 and 370R Cherry Street (Refer to Attachment 1: Site Plan, Attachment 2a-d: Elevations and Attachment 3: Perspective).

The tower development proposes 496 dwelling units, consisting of 292 (59%) one bedroom units and 204 (41%) two bedroom units with a residential gross floor area (GFA) of 38,702 square metres. Indoor amenity space of 1,193 square metres is proposed on the 5<sup>th</sup> and 6<sup>th</sup> storeys and outdoor amenity space of 400 square metres is proposed on the 6<sup>th</sup> storey.

The 5-storey base building, along with the entire Ribbon Building, contains a total of 5,048 square metres of commercial retail gross floor area (GFA) and 21,243 square metres of commercial office GFA. A multi-purpose commercial space on the 5<sup>th</sup> storey and an event space on the 2<sup>nd</sup> and 3<sup>rd</sup> storey of the Ribbon Building is proposed as part of the overall commercial GFA.

Pedestrian access to the residential reception area, commercial retail space and the main office lobby are proposed from Distillery Lane. Distillery Lane is an east-west private laneway immediately north of the proposed buildings and currently functions as a pedestrian open space area and a commercial parking lot for the Distillery District. As part of this application, the lands encompassing Distillery Lane are proposed to be part of the building envelope of the Ribbon Building and the base building of the tower, with the remaining sections of the private lane to remain as a pedestrian open space area with varying right-of-way widths.

Vehicular access to the passenger drop-off area and the underground parking garage is proposed via Distillery Lane. A secondary vehicular access for loading and servicing purposes is proposed via an east-west driveway from Parliament Street, which passes through the property at 31 Parliament Street, west of the site. An underground internal vehicular connection is also proposed through the underground garage of the condominium building at 390 Cherry Street to provide access onto Cherry Street to the east. The application proposes a 4-level underground parking garage that accommodates 168 commercial vehicular parking spaces on the first underground level and 493 resident vehicular parking spaces on subsequent underground levels. A total of 9 loading spaces are proposed, consisting of: 3 Type 'B', 4 Type 'C' and 2 Type 'G' loading spaces. A total of 520 bicycle parking spaces are proposed consisting of: 477 resident; 50 visitor; 54 employee; and 64 short-term commercial within the 4-level underground garage and at grade (Refer to Attachment 9: Application Data Sheet).

## **Site and Surrounding Area**

The property at 31R Parliament Street is a landlocked, triangular shaped parcel, with an area of 3,057.8 square metres located southeast of Mill Street and Parliament Street, immediately adjacent to the Distillery District. The property at 31R Parliament Street, together with the properties at 31, 33 and 37 Parliament Street form the “Triangle Lands”, which is an area that is not part of the original Distillery District. Currently, the site is used as a surface commercial vehicular parking lot, with a large, pole-mounted billboard and an area used for waste and recycling storage at the south east corner of the site.

The properties at 370 and 370R Cherry Street are the lands upon which the original Ribbon Building was approved in the 2009 OMB decision, with an area of 9,506.2 square metres. The properties at 370 and 370R Cherry Street are within the Distillery District. The northern portion of 370R Cherry Street forms part of the privately owned Distillery Lane. The property at 370 Cherry Street is the property that fronts on Cherry Street to the east and also forms part of Distillery Lane. The property also contains part of the underground parking garage structure for the Clear Spirit and Gooderham Building towers.

The surrounding uses are as follows:

North: The Distillery District. Within the Distillery District and immediately north is the Stone Distillery Complex, consisting of 6 connected heritage buildings; the Pump House; and Trinity Street, a north-south privately owned laneway that, in conjunction with other privately owned laneways within the Distillery District, functions as a network of pedestrian open space areas and occasional servicing corridors; the 40-storey tower (“Clear Spirit”); and the 37-storey tower (“Gooderham Building”). Further north is 60 Mill Street, site of the Rack House D building and currently subject to a development application to permit a 34-storey mixed use building.

East: Across from Cherry Street is the West Don lands, an 82 hectare former industrial site currently being redeveloped as a mixed-use community, including facilities for George Brown College, a YMCA building and the newly opened Corktown Commons Park and Underpass Park.

South: The Metrolinx Union Station Rail Corridor. Further south is the Gardiner Expressway and the Waterfront Planning Precincts along Queens Quay.

West: The Triangle Lands, consisting of three parcels at 31, 33 and 37 Parliament Street each containing a 1-storey commercial/industrial building. Across Parliament Street is a series of 2-storey, 4-storey and 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.

## **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. The matters include: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; the protection of public health and safety; 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 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 aligns 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 provides direction on public safety by not permitting development on areas

associated with flooding hazard, unless a Special Policy Area is approved that would allow for development. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that Provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; protecting natural systems and cultivating a culture of conservation; and the conservation of cultural heritage and archaeological resources where feasible. City Council's planning decisions are required to conform, or not conflict 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 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 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 4: 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 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 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 direction on preserving heritage properties and districts. Since the submission of the application, Official Plan Amendment 199 (OPA 199) to the City's heritage policies has been approved by the OMB and is in force and effect. These policies provide direction on the conservation of heritage properties included on the City's Heritage Register and provide policy direction on development adjacent to heritage properties. 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 visual and physical impact on it. Conservation can be achieved through considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property. This site is adjacent to various buildings within 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](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 historical built form and public realm, while ensuring development is compatible and complementary to the existing built form character and scale of the area.



The Secondary Plan requires new buildings to 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. Further, the Secondary Plan directs that development adjacent to streets, parks or open spaces be massed to provide appropriate proportional relationships and be designed to minimize the wind and shadowing impacts on these public realm elements.

The property at 31R Parliament Street is designated as *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 5: Secondary Plan).

The Ribbon Building lands at 370 and 370R Cherry Street are designated *Mixed Use Area 'B' (Gooderham & Worts Special Identity Area)* in the Secondary Plan. The Ribbon Building lands are also subject to Site and Area Specific Policy 1 (SASP 1) – *Gooderham and Worts Special Identity Area* in the Secondary Plan, which encompass the original planning framework of 1994, as amended. *The Gooderham and Worts Special Identity Area*, referred to as the Distillery District for the purpose of this report, is categorized into the following five sub-districts:

- *Mixed Use Area 1 (Parliament Street Residential District);*
- *Mixed Use Area 2 (Trinity Street Heritage District);*
- *Mixed Use Area 3 (Cherry Street Mixed Use District);*
- *Neighbourhood Apartment Area (Mill Street Residential District);* and
- *Park & Open Space Area (Southern Open Space District).*

The Ribbon Building lands are within the *Cherry Street Mixed Use District*, where a maximum GFA of 75,000 square metres is permitted within the lands as part of the 2009 OMB approved development. SASP 1 indicates this sub-district is to accommodate a wide variety of emerging economic sectors such as media and publishing, design, computer software development and related educational facilities. SASP 1 further indicates the massing of buildings within this sub-district shall respect the grid pattern and provide a transition in scale from the historic buildings within the *Trinity Street Heritage District* to the north and west (Refer to Attachment 6: Site and Area Specific Policy Map).

The design guidelines of the 1994 planning framework for the Distillery District are carried over to SASP 1 as Official Plan policies. Key urban design policies for the *Cherry Street Mixed Use District* include:

- Providing a transition of building scale east of Trinity Street through the stepping of building heights away from the buildings on Trinity Street; and,

- Ensuring development adjacent to the Pump House should respond to its massing through the creation of a compatible scale and a high level of articulation and modulation.

The application was reviewed against all policies of the Secondary Plan and 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)

## **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 Ribbon Building is further subject to the 1994 planning framework's area specific By-law 1994-0396, as amended by By-laws 749-2003 and 5-2010. By-law 1994-0396, as amended, divides the Distillery District into the five districts, corresponding to the King-Parliament Secondary Plan. The properties at 370 & 370R Cherry Street are within the Cherry Street Mixed Use District with a height permission between 15.5 metres to 20 metres. Section 4 of By-law 1994-0396, as amended, states that despite the base IC zoning designation, the area may contain both residential and/or non-residential uses. The Ribbon Building is also subject to a maximum of 15,000 square metres of non-residential GFA (Refer to Attachment 7: Zoning).

## **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 57-storey tower 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, heritage properties and heritage conservation districts, floorplate 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](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf)

### **Distillery District Heritage Conservation District Study**

As indicated in the Decision History of this report, 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 to evaluate the impacts of additional development. The study process will result in the preparation of an HCD plan and by-law to protect the historical and cultural significance of the study area, which encompasses the Distillery District, the Triangle Lands and a small portion of Phase III of the West Don Lands. 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 8: HCD Study Area).

### **The Distillery District and Triangle Lands Built Form Study**

As per the direction of TEYCC, City Planning staff initiated a built form study, in consultation with the applicant, for the area that is consistent with the HCD study area boundary. The purpose of the study was to better inform how the remaining developable sites within this area can be accommodated, while conserving the cultural heritage value of the Distillery District.

On February 18, 2015, TEYCC considered City-initiated Official Plan amendment 304 (OPA 304), an amendment to refine the policy direction for the Triangle Lands 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. If the proposed wording of OPA 304 was adopted it would not permit a tall building on the subject site. TEYCC deferred the consideration of OPA 304 indefinitely and requested City staff to continue discussions with the applicant and the community at large.

Since March 2015, City Planning staff have worked with the applicant to reduce the amount and duration of new shadows that might be cast on Trinity Street. Workshop sessions with the applicant were held in March and May of 2015, along with various meetings to revise the 57-storey proposal by its height, massing and placement to reduce its shadow impact on Trinity Street.

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

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

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 45 storeys. The status report for the study, including the revised draft OPA 304 is to be considered at the same time as this report at the June 14, 2016 TEYCC meeting.

## **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 TEYCC 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 back to TEYCC is targeted by the end of 2016 on the results of the second phase and the next steps on implementation. The issues considered under TOcore have informed the review of this application. The TOcore website is [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

## **Site Plan Control**

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

## **Reasons for the Application**

This proposal requires an amendment to the Official Plan and Zoning By-law. The proposed 57-storey tower requires an amendment to the Official Plan because 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 as a whole requires an amendment to the Zoning By-law for: permission to allow residential use; increase in heights for the tower and the Ribbon Building, an increase in non-residential gross floor area for the Ribbon Building; increase in gross floor area for the tower site; reduction in outdoor amenity space; reduction of on-site vehicular parking spaces; and reduction of loading spaces.

By-law 1994-0396, as amended by By-laws 749-2003 and 5-2010, stipulates various standards that are applicable to the entire Distillery District. City staff were unable to confirm compliance on various standards including: overall density, overall residential unit count; percentage of two-bedroom units and parking spaces. City staff have requested that further information be provided by the applicant on how the proposal addresses the site specific by-law.

### **City Division/Agency Circulation**

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

### **Community Consultation**

On January 27, 2015, a community consultation meeting was held at Enoch Turner Schoolhouse. City Planning staff, the applicant team, the local Councillor and approximately 130 members of the public attended. In addition, many written submissions were made to City Planning for consideration. Members of the public generally supported the open space improvements within the Distillery District proposed as part of the application. However, concerns on: the height and massing; sunlight and views; reduction in commercial parking spaces; traffic congestion; and the existing infrastructure and community services to support the proposed density were raised.

With regard to the built form of the proposal, the majority of the comments objected to the height of the tower, indicating it is too tall for the area. Concerns were also raised with the size of the tower floorplate. It was suggested that it should be reduced to match the floorplate size of the condominium tower at 33 Mill Street. A concern was also raised with the proximity of the base building to the Stone Distillery Complex to the north and how additional setbacks would respect the context in order not to detract from the heritage value of the complex.

With regard to sunlight and views, members of the public were concerned about additional shadowing on the surrounding open spaces and private outdoor amenity areas. Concerns were also raised with the views to Lake Ontario being blocked by the tower.

Given the commercial activity in the Distillery District, many members of the public commented that there is a lack of available commercial parking for visitors and tourists. Concerns were raised on the overall reduction of commercial parking spaces in the proposal and how traffic congestion will worsen due to the reduction of parking spaces and the increased density of the proposal. Additional concerns were raised with the difficulty of residents entering and exiting the condominium buildings at 390 Cherry Street and 70 Distillery Lane and how the proposal will compound traffic congestion. With regard to loading and passenger drop off, concerns were raised with loading for the retail units and passenger drop off to buildings facing Distillery Lane once Distillery Lane is closed for vehicular traffic.

Other concerns raised include: safety concerns with the proposal's proximity to the railway corridor to the south; measures to improve the health of existing and proposed trees; the need for additional 3-bedroom dwelling units; construction noise and dust; and traffic noise.

## **COMMENTS**

There are an increasing number of dwelling units and density being added to the sensitive historic Distillery District. There is a concern whether the built form of this proposal is appropriate. There is also a concern that as the area continues to grow, that a “complete community” be developed that provides more comprehensively for the day-to-day needs of its residents including areas to live, work, shop and play – in much the same manner as precinct or community planning is undertaken in areas of significant growth.

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

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 that the Official Plan is the most important vehicle for implementation of the PPS. Policy 1.1.3.3 indicates that planning authorities shall identify appropriate locations for intensification and redevelopment.

With regard to heritage conservation, Policy 2.6.3 indicates planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The Official Plan further refines the direction of the PPS to require appropriate built form to fit harmoniously into its existing and/or planned context and the conservation of heritage properties. This application is not consistent with the PPS as the proposal has not addressed an appropriate method to conserve the heritage attributes of adjacent heritage properties.

With regard to protection from flooding hazards, Policy 3.1.4 indicates that development may be permitted within flood hazard areas where an SPA is approved. The SPA on the subject site requires flood proofing measures to be approved by the Province. OPA 394 to the former City of Toronto Official Plan, an amendment that addresses flood proofing measures has not been approved by the Province. This application is generally consistent with the PPS provided that a holding symbol "H" be placed on the amending Zoning By-law until the flood proofing measures are approved by the Province and the appeal period has expired.

The site is within the urban growth centre of the built-up area boundary as identified in the Growth Plan, where a significant share of population and employment growth is anticipated. In conjunction with the direction for intensification in the urban growth area, Policy 6 in Section 2.2.3 of the Growth Plan directs the City's Official Plan and supporting documents to establish policies to identify appropriate scale of development.

Further, Policy 7 directs development within intensification areas to provide an appropriate transition of built form to adjacent areas. In this context, the Official Plan provides direction on height and transition towards the neighbouring St. Lawrence Community. Policy 1(e) in Section 4.2.4 of the Growth Plan indicates municipalities will develop and implement Official Plan policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage resources where feasible. The City has developed heritage conservation policies and strategies in support of cultural heritage conservation through its Official Plan and the planning framework for the Distillery District. This application is not consistent with the Growth Plan as the application deviates from the existing and applicable heritage conservation policies and strategies in place and in meeting appropriate scale of development.

The HCD study currently underway may further inform the appropriateness of the proposal in maintaining the heritage values of the Distillery District.

## **Land Use**

The proposal consists of residential uses predominately in the 57-storey tower, commercial retail uses on the 1<sup>st</sup> and 5<sup>th</sup> floors and commercial office uses on the 2<sup>nd</sup> to 4<sup>th</sup> floors. The proposed mix of land uses generally comply with the *Mixed Use Area 'C'* and SASP 1 policies of the King-Parliament Secondary Plan.

## **Height**

The proposed tower of 57-storeys, with a height of 179.9 metres (189.5 metres including the mechanical penthouse) is not supported by City Planning staff. The Official Plan directs lands within *Mixed-Use Areas* to locate and mass buildings to provide transition between areas of different intensity and scale. The King-Parliament Secondary Plan requires building heights within the Triangle Lands to be consistent in height with the neighbouring St. Lawrence Community to the west, where the tallest buildings are 9 storeys. The building height as proposed does not fit within the overall policy direction of the Secondary Plan in ensuring the building is complementary and compatible with its surrounding area. The revised draft OPA 304 would authorize a tall building within the eastern portion of the Triangle Lands of up to 45 storeys, where such a building height would be consistent with other tall buildings of the Distillery District. Further, the revised draft OPA 304 requires any development's massing to minimize new net shadows on Trinity Street, including no new net shadows on June 21 at 2:18pm. City Planning staff will continue discussions with the applicant to reduce the height of the tower component.

The base building height of 5 storeys, or 23.5 metres is not appropriate and not supported by City Planning staff. The Tall Building Guidelines indicate base building heights adjacent to heritage properties shall respect and reinforce the streetwall height established by the historic context. The location of the base building is adjacent to the heritage Stone Distillery Complex to the north, where the Yeast House and Fermenting Cellar are 1 storeys and the Main Distillery and Grist Mill are 4 storeys with an additional floor within the gable roof structure, resulting in a streetwall height of 18.7 metres from the ground to the eaves of the building. City Planning staff believes the proposed base

building should be revised to a height of 4 storeys in order to respect and reinforce the historic streetwall height to the north.

Tall buildings introduced into the Distillery District to date have been located and sized to complement and permit the heritage precinct character to predominate. Existing tower height, scale and massing has a character that should be maintained to keep the delicate balance that has been achieved.

The proposed 1-storey addition to the 2009 OMB approved 4-storey Ribbon Building, resulting in a 5-storey building with a height of 24.3 metres, is generally acceptable to City Planning staff. The previously approved 4-storey height was approved partly on the basis that the 4-storey height reinforces the height of the adjacent Case Goods Warehouse to the north. City Planning staff will continue discussions with the applicant to address an appropriate massing that will respect the Case Goods Warehouse to the north.

### **Scale, Massing and Placement**

The south and north building walls of the proposal tapers upward. As such, the floorplate size of the tower component starts off at 874 square metres on the 7<sup>th</sup> storey and gradually reduces in size up to the 57<sup>th</sup> storey where the floorplate size is 625 square metres. The average floorplate size is 750 square metres. The Tall Building Guidelines indicate that tall buildings should have a maximum floorplate of 750 square metres. City Planning do not object to the concept of a tapering tower form. However, City Planning staff note all other tall buildings within the Distillery District have a floorplate of 750 square metres or smaller. Further, the proposed wrap around balconies will provide the optical impression of a bulkier tower than that of a 750 square metre floorplate tower. City Planning staff will continue discussions with the applicant to revise the massing of the tower.

The placement of the tower sits on an angle to the street/lane pattern within the Distillery District and surrounding lands to respond to the angled street grid pattern immediately north of the site that was the result of the orientation of the former Ontario shoreline and railway. Through the built form study process, City staff have suggested the placement of the tower be rotated so that it is placed parallel to the predominate street/lane pattern. The Tall Building Guidelines indicate tall buildings on prominent sites should appropriately frame visual axes. Further, City Planning staff requested the tower be shifted southwest from the original proposed location, to better frame the terminus of Trinity Street from pedestrian views looking south. The Official Plan requires new construction adjacent to a property on the Heritage Register shall be designed to conserve the cultural heritage values, attributes and character of the adjacent property and to mitigate visual impact on it. The Tall Building Guidelines indicate towers should be placed away from open space and should better frame view terminus through stepbacks and transitioning in height. The rotation and shifting of the tower will mitigate lower level visual impacts to the adjacent Stone Distillery Complex and will also improve access to sky view for pedestrians on Trinity Street. City Planning staff will continue discussions with the applicant to attempt to revise the placement of the tower component.



The current placement of the tower component provides a minimum setback of 10 metres and up to a maximum setback of 21 metres to the west property line due to the angled placement of the tower in relation to the west lot line. The Tall Building Guidelines indicate a tower setback of 12.5 metres or greater from the side property line should be achieved. City Planning staff requests the placement of the tower be shifted in order to provide a minimum 12.5 metre tower setback.

As a national historic site and a popular gathering space for Toronto residents and tourists, it is very important to maintain as much sunlight on the Distillery's pedestrian areas as possible. In particular, Trinity Street and the square at the southern end of the street are popular areas for public strolling and sitting. Potential adverse wind effects caused by new development are also important factors to consider. City Planning staff are aware of the importance to maintain sunlight and control wind effects even in the tourist "off-season" when it is important to maintain foot traffic to maintain economic and community vitality. In the "shoulder" seasons, sunlight and wind protection can make a large difference in pedestrian strolling and seating comfort.

Other massing concerns City Planning staff have identified through the review of the application include: providing the provision for a potential opening at the foot of Trinity Street to connect to the lands south of the railway; and reducing the projected canopies above the first storey along Distillery Lane. City Planning staff will continue discussions with the applicant to address these massing concerns.

## **Heritage Conservation**

A Heritage Impact Assessment (HIA) was submitted in support of the application. City Planning staff have reviewed the document and are of the opinion the proposal has not adequately proposed a strategy to conserve the adjacent historic Distillery District, where most of the buildings are designated under Part IV of the *Ontario Heritage Act* and included on the City's Heritage Register.

## **Archaeological Potential**

A Stage 1 Archaeological Assessment was submitted for the application, which serve as an addendum to the Stage 1 Archaeological Assessment for the Distillery District completed previously. Heritage Preservation Services staff have no archeological concerns with the proposal and request conditions be imposed to provide a strategy to document and preserve any archaeological remains on site, should the application be approved in some form.

## **Sun/Shadow Impacts**

A Shadow Analysis study was included as part of the Planning Rationale report submitted in support of the application. The shadow analysis assessed the proposal's shadow impacts on the surrounding open spaces during the spring and fall equinoxes and during June 21. The open spaces identified in the analysis included the terminus of Trinity Street, the lands identified for parkland and open space in the West Don Lands Precinct Plan located northeast of Mill Street and Parliament Street, Gristmill Lane and Distillery Lane. The terminus of Trinity Street will be cast in new shadows from 1:18pm

to 4:18pm. The potential open space northeast of Mill Street and Parliament Street will be cast in new shadows from 10:18am to 11:18am. Gristmill Lane and Distillery Lane will be cast in new shadows from 10:18am to 1:18pm.

The Official Plan stipulates that new development to be massed to limit shadowing on open spaces, having regard for the varied nature of such areas. The Official Plan further stipulates that new development in *Mixed Use Areas* be massed and located to frame edges of streets and parks to maintain sunlight for pedestrians on adjacent streets and open spaces. The Tall Building Guidelines indicate tall buildings be placed and massed to secure the greatest amount of sunlight and sky view.

As part of the built form study, an assessment of the existing and planned utility of the various open spaces within the surrounding area was conducted. Trinity Street within the Distillery District and particular the southern portion is sensitive to new net shadows. This publicly accessible open space is a multi-functional area that serves as: a pedestrian walkway; an outdoor café space; an event space; and a community gathering place for the Distillery District. Further, this open space area is sensitive to shadow impacts due to its varied nature and the heavy pedestrian usage throughout the day. City Planning staff conducted shadow studies based on a revised massing scheme as part of the built form study and are of the opinion that additional incremental shadows between March 21<sup>st</sup> to September 21<sup>st</sup> from 1:18pm to 4:18pm can be accommodated on Trinity Street provided that the proposal is rotated and shifted to the southwest and reduced in height in order to cast a shorter shadow than a 57-storey tower during the spring and fall equinox. Through the built form study, a revised tower massing can achieve no new net shadows on June 21 at 2:18pm as well. City Planning staff will continue discussions with the applicant in an attempt to revise their proposal to further reduce shadow impacts on Trinity Street.

## **Wind Impacts**

The Pedestrian Level Wind Study submitted in support of the application assessed the wind velocities within and surrounding the site. The report concluded the proposal will have acceptable wind conditions for the intended pedestrian uses throughout the year. City Planning staff have requested the applicant to consider further mitigation measures to reduce wind velocity for certain areas that have outdoor patios and the daycare facility.

## **Noise Impacts**

The Noise Impact Study submitted in support of the application assessed noise impacts to the proposed residential use from the railway and Gardiner Expressway. The report indicated the proposal will meet applicable Ministry of Environment guidelines on noise. City Planning staff generally have no concerns with the recommendations of the report, but have requested the applicant to address certain implementation measures should this proposal be approved through the Site Plan Approval process.

## **Residential Unit Mix**

The proposal consists of 496 residential dwelling units, where zero 3-bedroom units are provided. The lack of 3-bedroom units is not supported by City Planning staff. In an effort to provide for a mix of residential unit types and sizes to accommodate the City's

growing population, a minimum 10% of the total residential unit mix for a proposal should be 3-bedrooms or larger. City Planning staff will continue discussions with the applicant towards providing an appropriate residential unit mix.

### **Amenity Space**

Zoning By-law standards require 2 square metres per dwelling each for indoor and outdoor amenity space. Based on the proposal for 496 dwelling units, the standard translates to 992 square metres each for indoor and outdoor amenity space. The proposed 1,193 square metres of indoor amenity space is more than the minimum required. However, the 400 square metres of outdoor amenity space is not sufficient. City Planning staff will continue discussions with the applicant on providing an adequate amount of outdoor amenity space.

### **Traffic Impact and Vehicular Access**

The Urban Transportation Considerations report submitted in support of the application indicated the forecasted trip generation from this development will have minimal impacts on the area's intersections. Transportation staff reviewed the report and concurs with its conclusions based on the information provided. However, given the concerns expressed by members of the public on traffic volumes, Transportation Services staff is requesting the Urban Transportation Considerations report be updated with current traffic counts.

Transit service to the Distillery District area will improve when the Cherry Street streetcar comes into service.

### **Vehicular Parking**

The Urban Transportation Considerations report submitted in support of the application indicates the proposed total of 661 vehicular parking spaces consisting of 493 residential and 168 commercial spaces is sufficient for the proposal. Of the 661 parking spaces, 42 are proposed to be secured for the exclusive use of the 34-storey proposal at 60 Mill Street. Transportation Services staff cannot support the findings of the Urban Transportation Considerations report as appears that the number of parking spaces will not meet the parking demands for the entire Distillery District. Transportation Services staff request additional information be provided, including: a breakdown of parking spaces for each land use; and a breakdown of parking space requirements all the sites within the Distillery District and its conformity to the overall parking requirements of site specific By-law 1994-0396, as amended.

### **Bicycle Parking**

The proposed total of 634 bicycle parking spaces consisting of: 520 long-term spaces; and 114 short term spaces satisfy the requirements of the Toronto Green Standard. Staff has requested additional information be provided on how the 520 long-term spaces are distributed between the site to ensure compliance with the Zoning By-law.

## **Rail Corridor**

The site abuts the Metrolinx Union Station Rail Corridor to the south. The proposal provides for a crash barrier along the southern property line parallel to the rail corridor. Along with the crash barrier, a setback of 10 metres between the rail corridor to the southern edge of the proposed residential building, plus a height separation distance of 28 metres above the 10 metre setback are provided to separate the proposed residential uses from the rail corridor. Low occupancy retail uses and loading spaces are proposed for the Ribbon Building that abuts the crash barrier and the rail corridor. Metrolinx staff has reviewed the proposal and have no concerns with the proposal in principle. The design of the crash wall and the necessary legal agreements to be entered between the owner and Metrolinx will need to be resolved should this application be approved in some form.

## **Servicing and Stormwater Management**

A Site Servicing Assessment letter and a subsequent Design Brief was submitted in support of the application. Water supply for the Distillery District is provided by a 300mm water main on Cherry Street and a 150mm water main on Mill Street. As the site at 31R Parliament is a landlocked parcel without frontage to a municipal right-of-way, the proposal includes a connection to the water main on Cherry Street via an easement underneath privately owned lands. Under the Ontario Safe Drinking Water Act (OSDWA), a direct connection to a municipally owned watermain is required. The application will need to provide details on how the proposal satisfies the OSDWA and the City's Water Use By-law requirements.

Sanitary servicing for this area has been included in the Waterfront Sanitary Servicing Master Plan (2012) for which population estimates to the year 2031 were provided by City Planning. Any application that exceeds the population requires a Functional Servicing analysis satisfactory to the Executive Director, Engineering and Construction Services.

Sanitary sewer capacity for the Distillery District is provided by a 825mm sanitary sewer on Cherry Street. However, this sanitary sewer was not designed to accommodate the increased capacity needed for this proposal. The City is not contemplating granting additional capacity in the Cherry Street sanitary sewer until the design for the North Keating sewer and pumping station is complete. The proposal seeks to use the spare capacity by means of the private sanitary sewer on Trinity Street which connects to the Trinity Street sanitary sewer on Mill Street. However, servicing for this tower requires a separate connection to a City sewer and may not share existing private services.

Stormwater management will be dealt with during the site plan approval process, should this application be approved in some form.

ECS staff is not in support of the application until the servicing issues are resolved. Should the proposal be approved in some form, a holding symbol "H" should be placed on the amending Zoning By-law until site servicing issues are adequately addressed.

## **Lower Don Special Policy Area**

The lands are within the *Lower Don SPA*. City Planning staff have no concerns with development on the site as the area is removed from the Don River floodplain through the Flood Protection Landform. However, as OPA 394 – an amendment to remove certain areas from the *Lower Don SPA*, has not been approved by the Province, City Planning recommend a holding symbol "H" be placed on the amending Zoning By-law until OPA 394 is in full force and effect, should this proposal be approved in some form.

## **Parkland**

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

The proposed 57-storey building and the 1-storey addition to the 4-storey Ribbon Building will include 496 residential units and 11,291 square metres of commercial space on a site that is 12,564 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.66 hectares or 68% of the site area. However, for sites that are greater than 1 hectare but less than 5 hectares in size, a cap of 15% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 1,516 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no suitable location for an on-site parkland dedication and the site would be encumbered with below grade parking. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit, should the proposal be approved in some form.

## **Tree Preservation**

A Tree Inventory, Preservation Plan and Arborist Report were submitted in support of the application. Urban Forestry staff have reviewed the report and are not satisfied that the documentation adequately address the requirements of the City's Private Tree By-law. Staff will continue discussions with the applicant on an appropriate tree protection and removal strategy that conforms to the City's tree by-laws.

## **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 TGS 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 on the possibility of achieving Tier 2 of the TGS.

### **Section 37**

The proposal at its current density and height will 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, massing and density. Should this proposal be approved in some form by the OMB, City Planning staff recommends that staff be authorized to negotiate an appropriate agreement for Section 37 benefits with the applicants, in consultation with the local Councillor. Potential benefits may include: capital improvements for the Artscape facility within the Distillery District; the redevelopment of the site of Canada's First Parliament buildings, the implementation of the Heritage Interpretation Master Plan for Old Town Toronto; the potential pedestrian connection between the foot of Trinity Street to Lake Shore Boulevard East; and affordable housing units on or off-site.

### **CONCLUSION**

City Planning is not in support of the proposal in its current form as the proposed tall building represents over-development.

City Planning staff are currently proposing an Official Plan Amendment (OPA 304) for the Triangle Lands area, as further outlined in staff report under separate cover. This Official Plan amendment would permit a tall building in the general location of the proposal at 31R Parliament Street. This assessment was based on ongoing discussions with the applicant on possible revisions to their proposal and an assessment by staff of the impact of a tall building to the Distillery staff as part of a built form study.

The current proposal on its own merit and in its current form, however, does not meet the objectives of the King-Parliament Secondary Plan and the 1994 planning framework for the Distillery District.

City Planning staff recommend continued discussions with the applicant in efforts to revise the proposal in a manner that addresses the issues set out in this report and to seek opportunities to address both this application and another application in the Distillery district at 60 Mill Street comprehensively.

**CONTACT**

Henry Tang, Planner

Tel. No. (416) 392-7572

E-mail: htang2@toronto.ca

**SIGNATURE**

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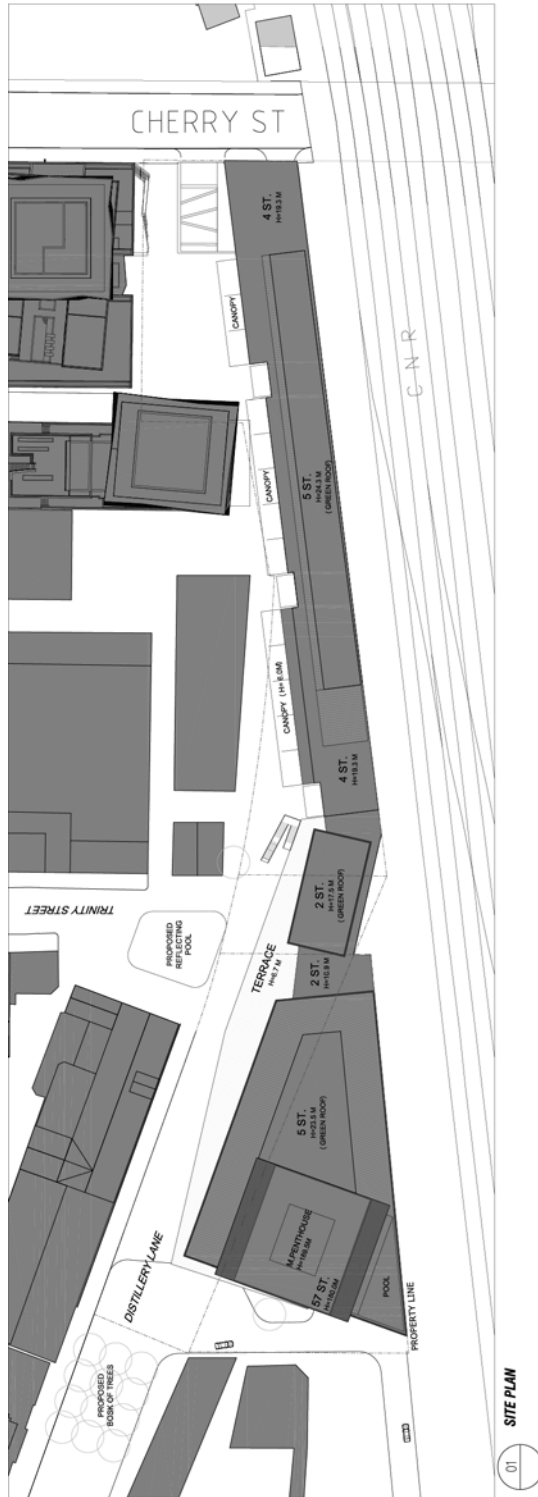
Gregg Lintern MCIP RPP  
Director, Community Planning  
Toronto and East York District

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**ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a-d: Elevations  
Attachment 3: Perspective View  
Attachment 4: Official Plan  
Attachment 5: Secondary Plan  
Attachment 6: Site and Area Specific Policy Map  
Attachment 7: Zoning  
Attachment 8: HCD Study Area  
Attachment 9: Application Data Sheet

## Attachment 1: Site Plan



**Site Plan**  
Applicant's Submitted Drawing

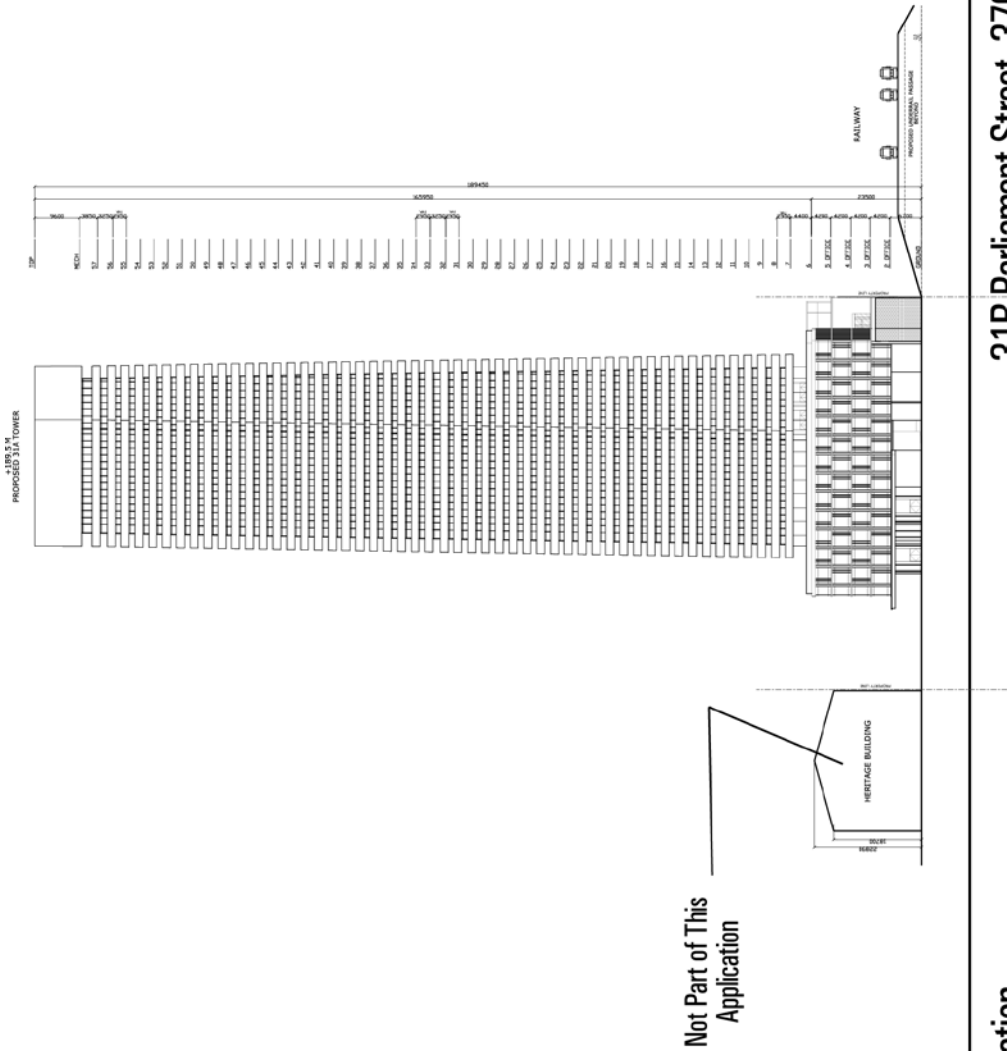
Not to Scale  
06/30/2014

**31R Parliament Street, 370, 370R Cherry Street**

File # 14\_174007\_STE 28 0Z



## Attachment 2a: West Elevation



### West Elevation

Applicant's Submitted Drawing

Not to Scale  
06/30/2014

31R Parliament Street, 370, 370R Cherry Street

File # 14\_174007\_STE 28 0Z

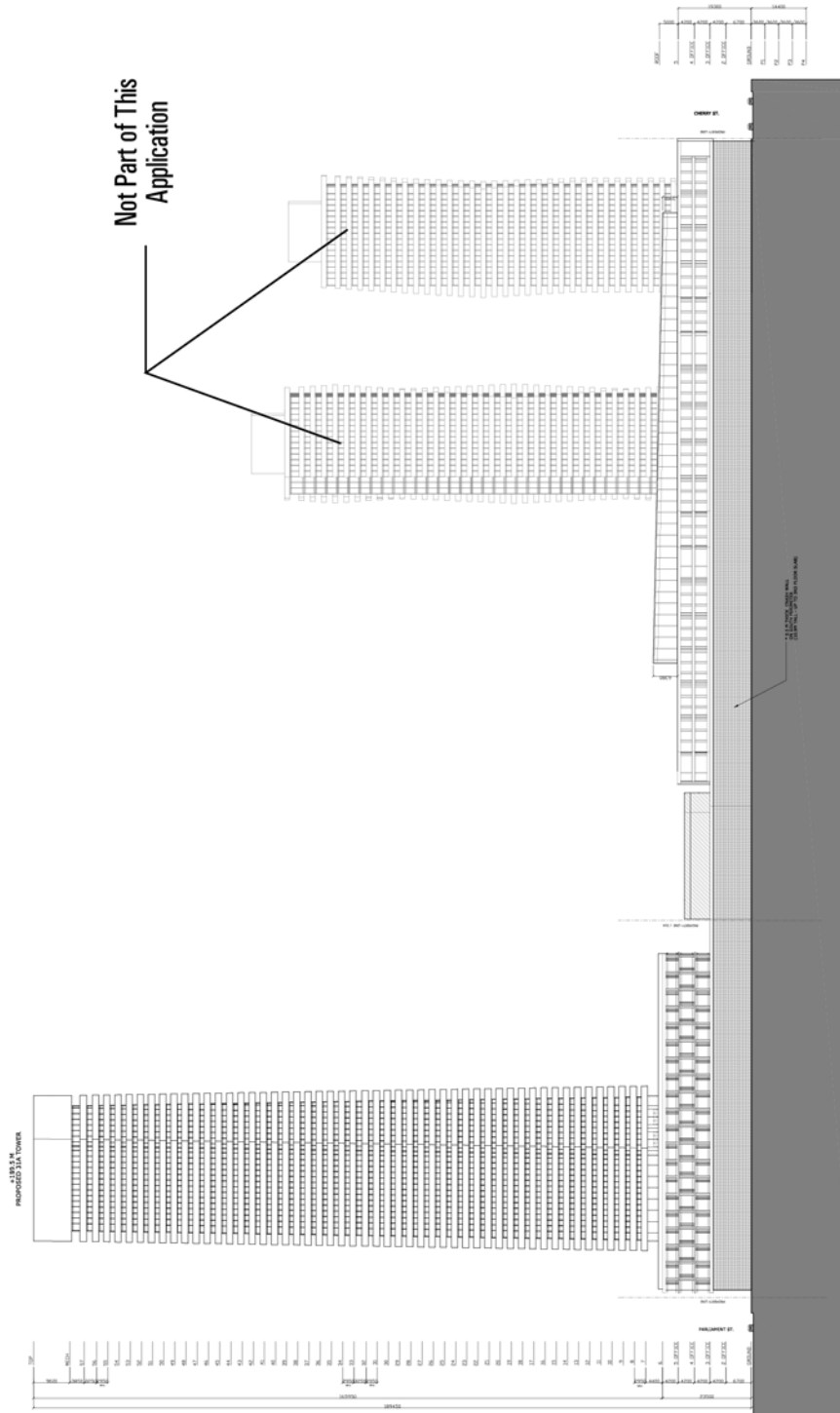
31R Parliament Street, 370, 370R Cherry Street



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06/30/2014

File # 14\_174007\_STE 280Z

## Attachment 2c: South Elevation



**South Elevations**

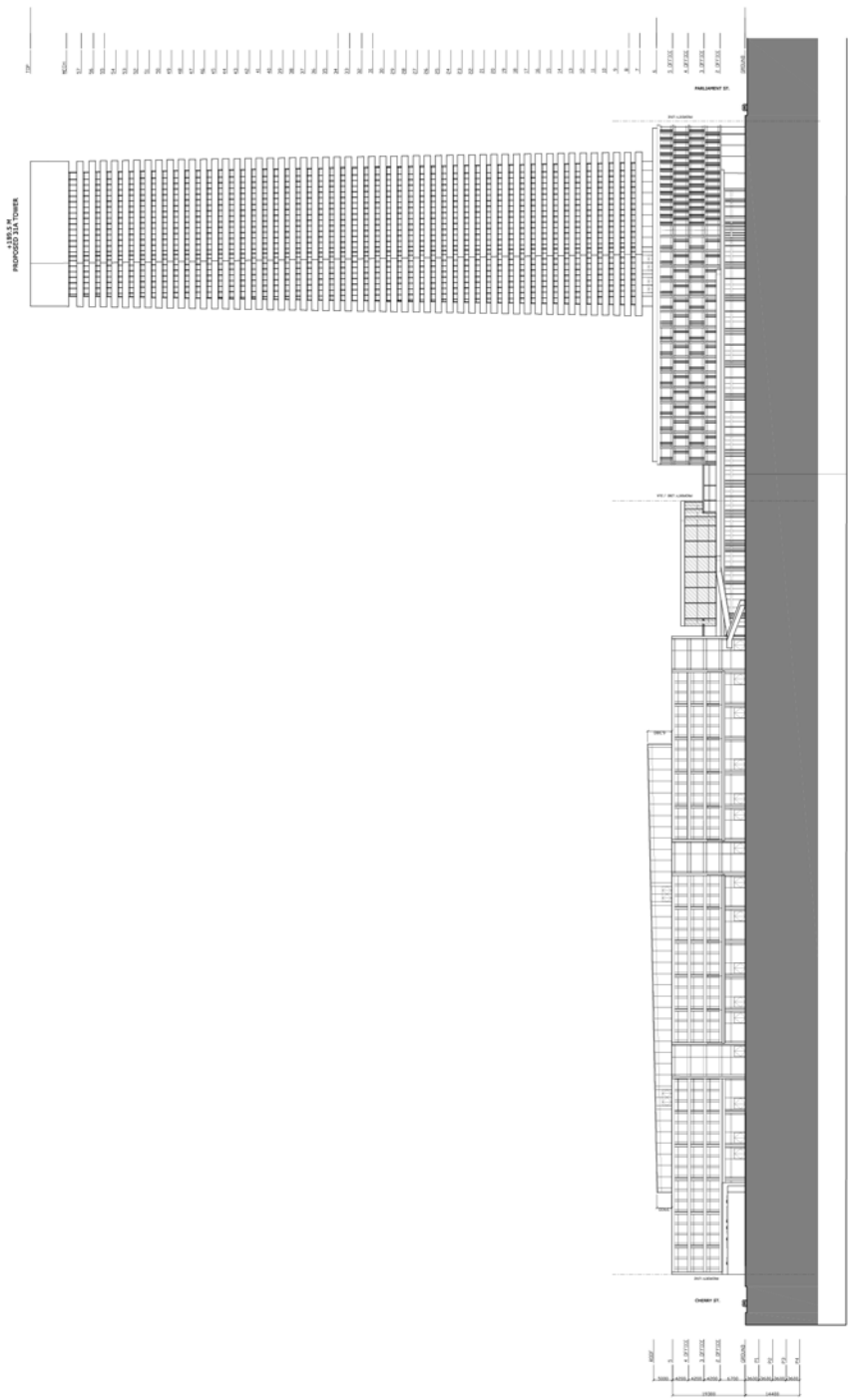
Applicant's Submitted Drawing

Not to Scale  
06/30/2014

**31R Parliament Street, 370, 370R Cherry Street**

File # 14\_174007\_STE 28 0Z

Attachment 2d: North Elevation



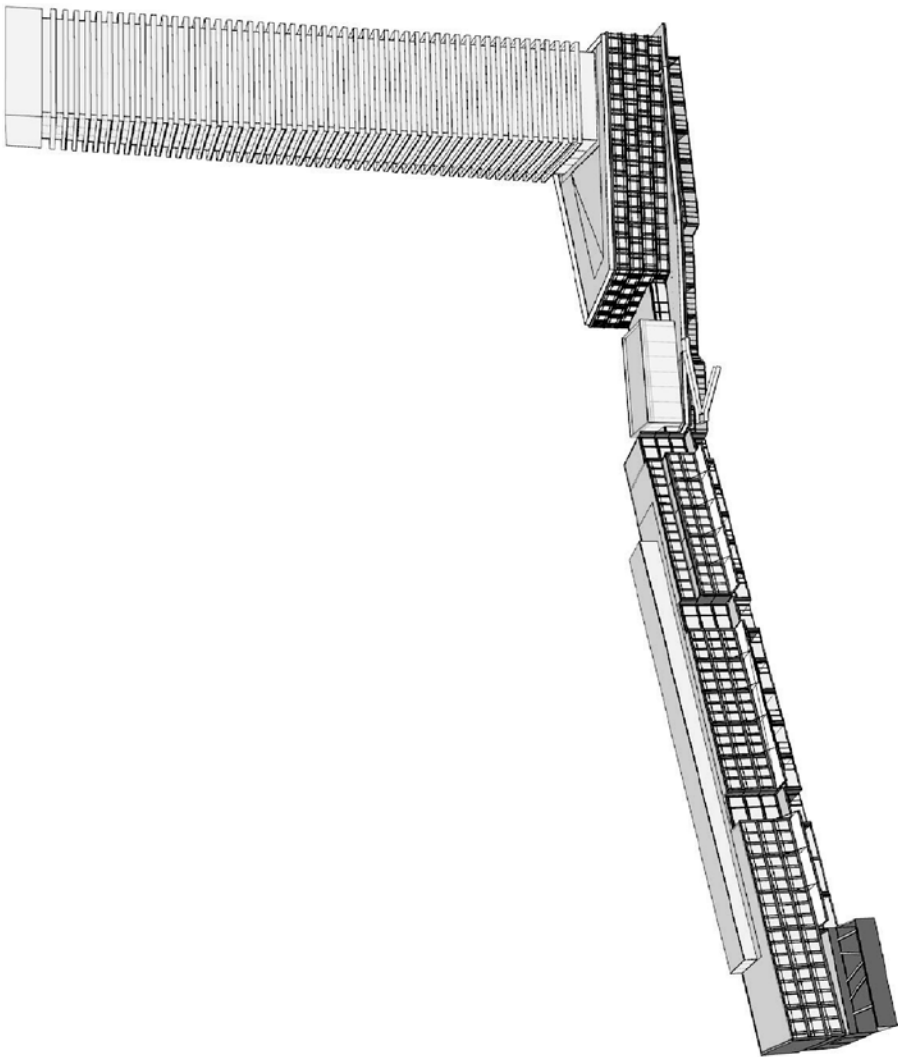
**North Elevation**  
Applicant's Submitted Drawing

Not to Scale  
06/30/2014

**31R Parliament Street, 370, 370R Cherry Street**

File # 14\_174007\_STE 28.0Z

Attachment 3: Perspective View



**Perspective View**

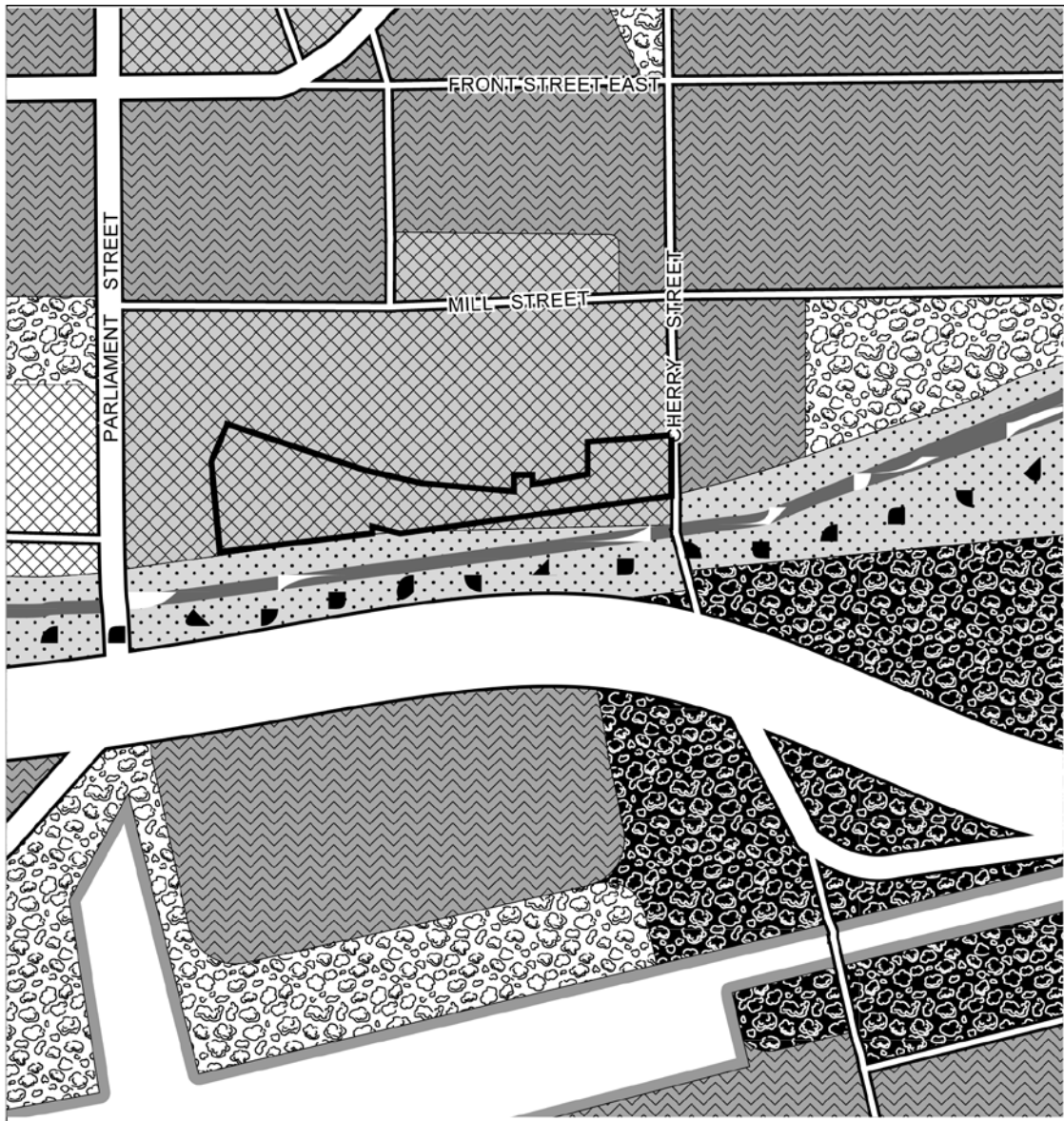
Applicant's Submitted Drawing

Not to Scale  
08/30/2014

31R Parliament Street, 370, 370R Cherry Street

File # 14\_174007\_STE 28.0Z

## Attachment 4: Official Plan



**Toronto** City Planning  
Official Plan

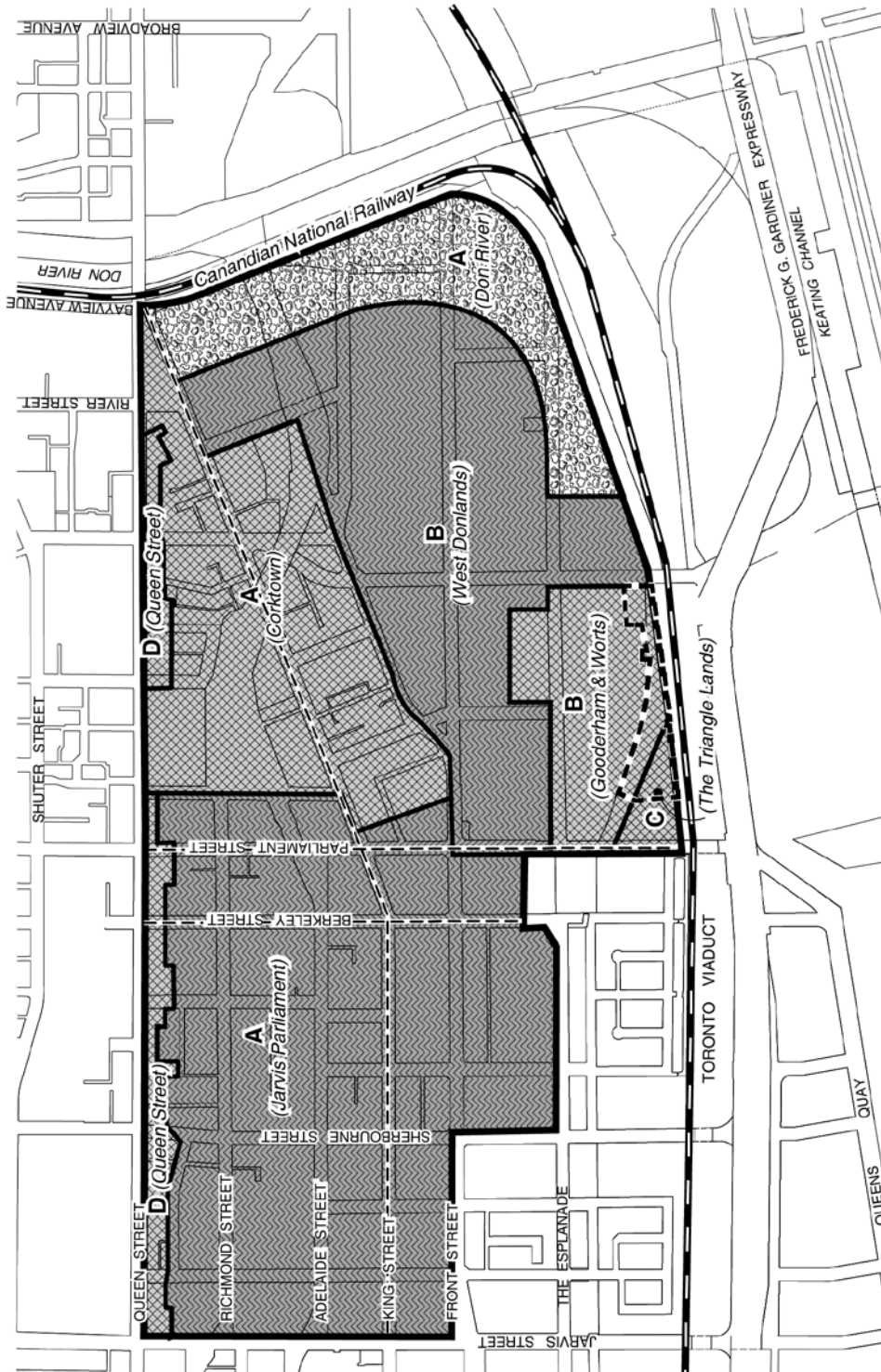
31R Parliament Street, 370 & 370R Cherry Street

File # 14174007 STE 28 02

	Site Location		Natural Areas		Institutional Areas		Utility Corridors
	Neighbourhoods		Parks		Regeneration Areas		
	Apartment Neighbourhoods		Other Open Space Areas		Employment Areas		
	Mixed Use Areas						

↑  
Not to Scale  
07/07/2014

## Attachment 5: King-Parliament Secondary Plan



**King Parliament Secondary Plan**  
(Map 15-1 Land Use Plan)

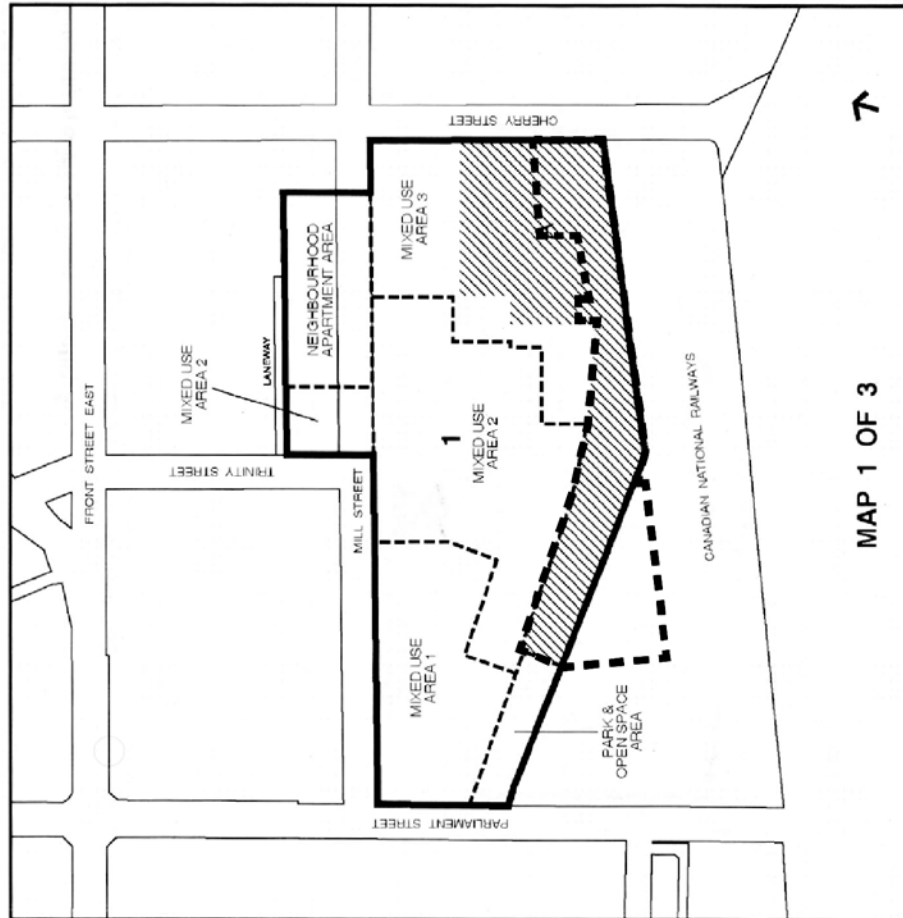
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06/30/2014

**31R Parliament Street, 370, 370R Cherry Street**

**Subject Site**

File # 14\_174007\_STE 28.0Z

## Attachment 6: Site and Area Specific Policy Map



King Parliament Secondary Plan  
(Map 1 of 3)

Not to Scale  
06/30/2014



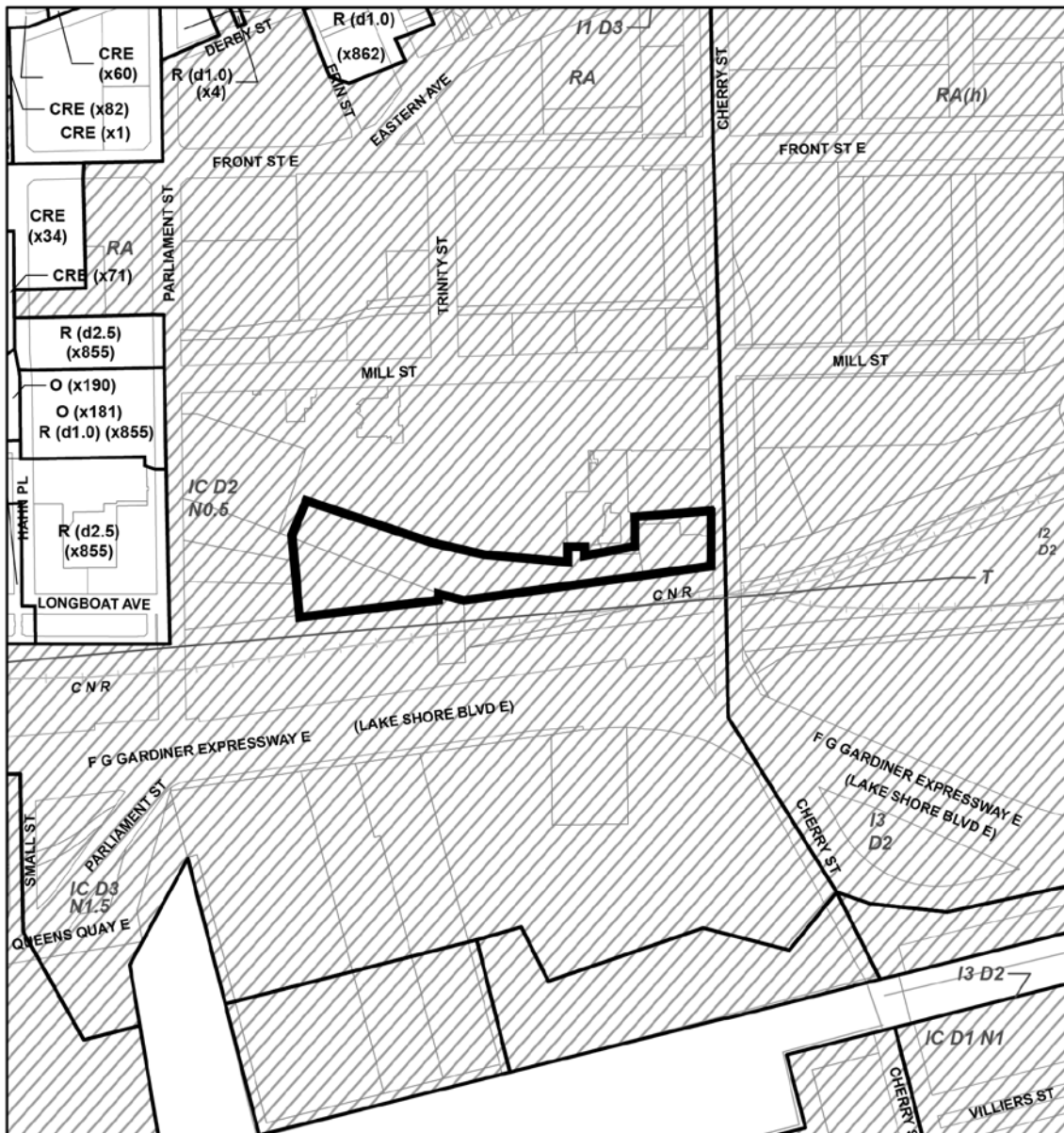
Subject Site

31R Parliament Street, 370, 370R Cherry Street

File # 14\_174007\_STE 28.0Z



## Attachment 7: Zoning



**31R Parliament Street, 370 & 370R Cherry Street**  
**Zoning By-law 569-2013**

File # 14174007 STE 28 02

- Location of Application
- R** Residential  
**CRE** Commercial Residential Employment  
**O** Open Space

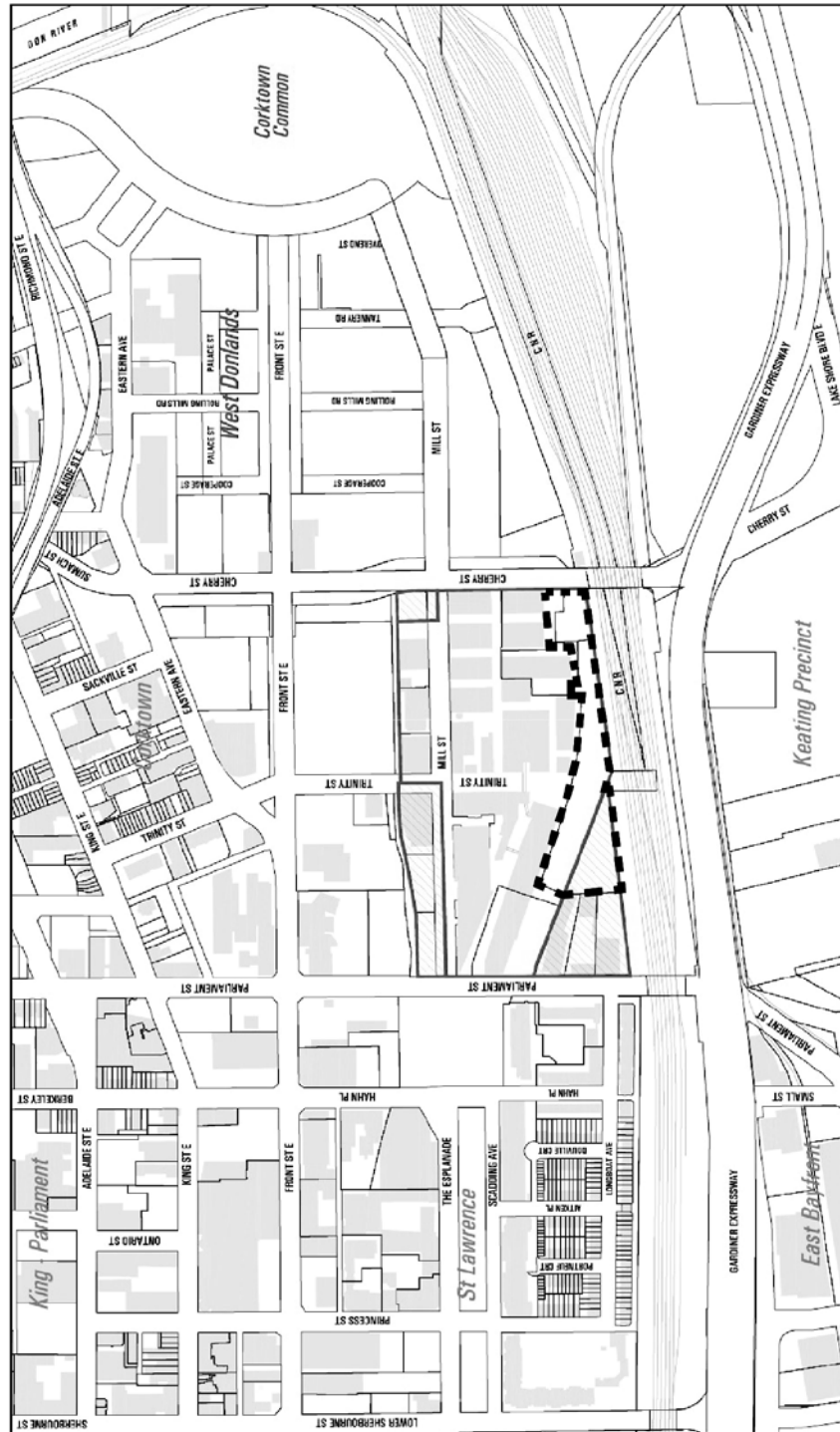
See Former City of Toronto Bylaw No. 438-86

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>I1</b> Industrial District | <b>IC</b> Industrial District  |
| <b>I2</b> Industrial District | <b>R3</b> Residential District |
| <b>I3</b> Industrial District | <b>RA</b> Mixed-Use District   |
|                               | <b>T</b> Industrial District   |



Not to Scale  
 Extracted: 07/07/2014

## Attachment 8: HCD Boundary



**HCD Study Boundary**



Subject Site  
Original Gooderham and Worts Boundary

**31R Parliament Street, 370, 370R Cherry Street**

Not to Scale  
05/10/2016

File # 14 174007 STE 28 0Z

## Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 174007 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 13, 2014
Municipal Address:	31R PARLIAMENT STREET, 370 & 370R CHERRY STREET		
Location Description:	PLAN 108 PT LOTS 11 AND 12 PT FORMER MARSH LAND RP 66R24683 PART 5 **GRID S2813		
Project Description:	To obtain an Official Plan and Zoning By-law amendment for the subject lands located at 31R Parliament St., 370 and 370R Cherry St. to construct a 57-storey mixed use building containing 496 dwelling units, and the 5-storey mixed use "Ribbon Building" with retail and office uses. 661 parking spaces in a 4 level underground garage are proposed.		
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOODMANS LLP		KPMB Architects	OTP Management Ltd.,
c/o Michael Stewart			Ribbon East Corp. and
			Ribbon West Corp.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1994-0396; 749-2003; & 5-2010
Secondary OP Designation:	Mixed Use Areas 'B' & 'C' Site and Area Specific Policy 1, Mixed Use Area 3		
Zoning:	IC D2 N0.5	Historical Status:	Yes
Height Limit (m):	23	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	12,564	Height:	Storeys:	57, 5
Frontage (m):	0		Metres:	189.5 m (incl. mech. penthouse)
Depth (m):	0			
Total Ground Floor Area (sq. m):	6,590			<b>Total</b>
Total Residential GFA (sq. m):	38,702		Vehicular Parking Spaces:	661
Total Non-Residential GFA (sq. m):	26,291		Loading Docks:	9
Total GFA (sq. m):	64,993		Bicycle Parking Spaces:	520
Lot Coverage Ratio (%):	53			
Floor Space Index:	5.17			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0 (0%)
Bachelor:	0 (0%)
1 Bedroom:	292 (59%)
2 Bedroom:	204 (41%)
3 + Bedroom:	0 (0%)
Total Units:	496 (100%)

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	38,702	0
Retail GFA (sq. m):	5,048	0
Office GFA (sq. m):	21,243	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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