

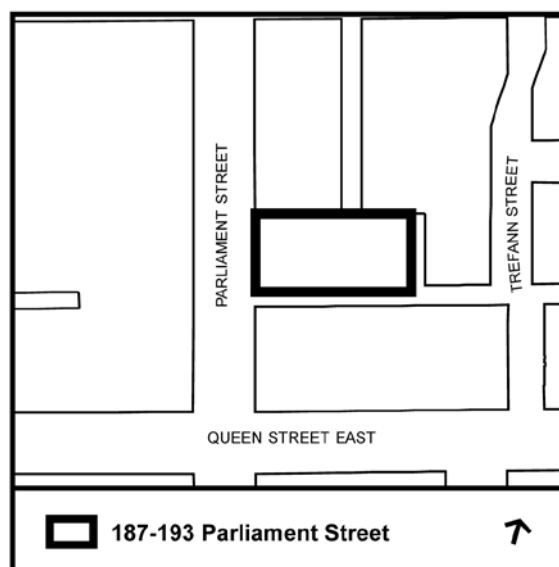
187-193 Parliament Street Official Plan Amendment and Zoning Amendment – Final Report

Date:	June 15, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	16 268586 STE 28 OZ

SUMMARY

This application proposes to amend the Official Plan to re-designate the rear portion of the lands at 187-193 Parliament Street from *Neighbourhoods* to *Mixed Use Areas*. The application also proposes to amend the Zoning By-laws to permit an 11-storey mixed-use building (38.92 metres including mechanical penthouse) across the entire site. The proposal would include 384 square metres of retail uses at grade, 6,221 square metres of office uses on Floors 2-7 and up to 30 live-work units above. A total of 39 vehicle parking spaces are proposed on 2 levels of underground parking.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017). The proposal provides a range of employment and residential uses to meet long-term needs of current and future residents in the area. This helps to achieve the goal of healthy, livable and safe communities, which effectively use land, resources, infrastructure and public services, and support the use of public transit.



The proposal generally complies with the relevant policies of the Official Plan and guidelines that apply to *Mixed Use Areas* and the *Downtown*. The proposed land use and built form are compatible with adjacent and nearby land uses. The proposal would include new employment uses, up to 30 live-work units and would enhance the public realm along Parliament Street.

Section 37 contributions related to park improvements and streetscape improvements in close proximity of the subject site, and landscaping improvements to the Toronto Community Housing property at 275-295 Shuter Street will be secured through one or more agreements pursuant to Section 37 of the *Planning Act*.

This report reviews and recommends approval of the applications to amend the Official Plan and the Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 187-193 Parliament Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86, for the lands at 187-193 Parliament Street substantially in accordance with the draft Zoning By-law Amendment, which will be made available at the July 4, 2018, Toronto and East York Community Council meeting.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 187- 193 Parliament Street substantially in accordance with the draft Zoning By-law Amendment, which will be made available at the July 4, 2018, Toronto and East York Community Council meeting.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to submit a revised Hydrological Review Summary and revised Servicing Report Groundwater Summary to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.
6. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into and/or register an Agreement(s) pursuant to Section 37 of the *Planning Act*, together with satisfactory provisions in the amending by-laws, to secure the items described generally below and to be described in more detail in a

Supplementary Report, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor and at the owner's expense:

- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. park improvements within proximity of the site within the boundaries of Ward 28 as it exists on July 23, 24, or 25, 2018, or such future Ward in which the site is located; with the allocation of such funds to be determined by the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor;
 - ii. streetscape improvements within proximity of the site within the boundaries of Ward 28 as it exists on July 23, 24, or 25, 2018, or such future Ward in which the site is located; with the allocation of such funds to be determined by the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor; and
 - iii. landscaping and open space improvements to the Toronto Community Housing property located at 275, 285 and 295 Shuter Street.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 2, 2017, Toronto and East York Community Council adopted the Preliminary Report on the subject development applications. Planning staff were authorized to conduct a community consultation meeting for landowners and residents within 120 metres of the site. A copy of the Preliminary Report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.42>.

Additional consultation took place with the applicant on July 5, 2017, which led to revised submissions in October 2017 and February 2018. Informal consultations took place with the applicant following each submission to discuss staff concerns regarding height and density, which led to the final proposal being submitted in May 2018.

ISSUE BACKGROUND

Proposal

The applicant has revised the proposal from a 12-storey (47.0 metres including 5.0-metre mechanical penthouse) to an 11-storey (38.92 metres including wrapped mechanical penthouse) mixed-use building at 187-193 Parliament Street. The proposed building would consist of 384 square metres of retail uses at grade, 6,221 square metres of office uses on the 2nd - 7th floors and up to 30 live-work units on the 8th - 11th floors. The

existing buildings would be demolished. Refer to Attachment No. 8: Application Data Sheet for project data.

The subject site abuts public laneways to the south and east. A 0.72-metre wide strip of land along the south property line and a 1.67-metre wide strip of land along the east property line are required to be conveyed to the City for road widening purposes of the existing public lanes. The setbacks/stepbacks from the rear property line listed below reflect the rear property line once the land has been conveyed to the City.

The proposed 11-storey building would consist of a three-storey streetwall, which would be set back 1.9 metres from Parliament Street. A summary of the setbacks/stepbacks from the front and rear property lines is as follows:

Table 1: Proposed Front and Rear Setbacks/Stepbacks

Floor(s)	Setbacks/Stepbacks Front (Parliament Street)	Setbacks/Stepbacks Rear Lane (after conveyance)
1	1.9 metres	1.1 metres
4	4.9 metres	4.1 metres
6	N/A	8.6 m
8	7.9 metres	14.7 metres
11	10.2 – 11.9 metres	16.8 metres

With regard to the north façade, the front 8.2-metre portion of the building would have a height of two-storeys (8.1 metres), above which a stepback of 2.8 metres from the north property line would be provided (3rd – 11th floors). The rear portion of the north façade would include a stepback of 1.1 metres from the north property line at the 8th floor and an additional stepback of 2.2 metres at 11th floor.

The front portion of the south façade would be set back 2.4-2.6 metres and the rear portion would be set back 0.3 metres from the public laneway (after conveyance) at grade. A stepback of 5.0 metres is proposed at the 11th floor.

The application proposes up to 30 live-work units, which would be located on the 8th - 11th floors. The live-work units would be one-bedroom units that range in size from 75-180 square metres. The application proposes a flexible site-specific zoning by-law to permit live-work units of varying sizes, with more emphasis on the work component of the unit rather than as an ancillary use to a residential dwelling unit. The applicant is also proposing to permit a range of live-work uses in addition to those currently permitted for live-work/home occupations in the Zoning By-laws.

The application proposes approximately 188 square metres of indoor amenity space, of which 60 square metres would be for residents and 128 would be for office uses. With regard to outdoor amenity space, a 60-square metre amenity space for residents is proposed on the 11th floor and would be contiguous with the indoor residential amenity space.

A total of 39 vehicular parking spaces are proposed (9 resident, 2 visitor, 1 retail, 22 office, and 5 dedicated to the non-residential amenity use) in 2 levels of underground parking. Access to the parking garage would be from Anna Hilliard Lane, which extends south of Shuter Street. A total of 62 bicycle parking spaces are proposed (40 long-term and 22 short-term). Two enclosed Type "B" loading spaces are proposed on the Level 1 and 2 Type "C" loading spaces are proposed on Level P1, which would gain access from Anna Hilliard Lane.

The proposed building would be set back 1.9 metres from the Parliament Street property line. With regard to the south property line, the ground floor would be set back 1.9-2.1 metres from the public lane (after conveyance) to create a colonnade that would extend approximately 30 metres to a second retail unit and secondary office entrance. The rear portion of the south façade would be set back 0.3 metres from the public lane (after conveyance). A setback of 1.1 metres is proposed from the rear public lane to the east (after conveyance), which would result in a 10-metre setback from the residential lots fronting onto Trefann Street.

Site and Surrounding Area

The subject site is located on the east side of Parliament Street, north of Queen Street East. The site consists of two properties: 187 Parliament Street (a three-storey non-residential building with a rear one-storey addition); and 191 Parliament Street (a two-storey non-residential building with a rear one-storey addition). The existing buildings extend to the rear property line.

Thrifty Car Rental has operated from the building at 191 Parliament Street, with vehicles parked within the building. There are two parking garage doors on the Parliament Street façade of the existing building. Vehicular access to the building is also provided via Anna Hilliard Lane to the north.

The rectangular site has an area of 1,428 square metres, a frontage of 26.3 metres along, and a depth of 54.5 metres. The right-of-way width of Parliament Street is approximately 20 metres.

Uses and structures near the site include:

North: 7-storey June Callwood Centre for Young Women at 205 Parliament Street. Further north are 2-3 storey mixed-use buildings. Anna Hilliard Lane (6.0-metre width) extends south of Shuter Street and generally abuts the middle portion of the north property line. Along the east side of Anna Hilliard Lane are

low-rise residential buildings and a private open space that has pedestrian access from Shuter and Trefann Streets.

South: Beyond the 4.5-metre wide public laneway (also known as Danvers Avenue) are generally 2-3 storey mixed-use buildings with frontage onto Queen Street East and St. Paul's Basilica (83 Power Street). Further south is the Corktown neighbourhood.

East: A 3.6-metre wide under-utilized dead-end public lane and an extension of the private open space lands that are generally northeast of the site. Further east are 2-3 storey residential buildings fronting onto Trefann Street and a 5-storey mixed-use building at 8 Trefann Street.

West: Three 15-storey residential buildings on the west side of Parliament Street, which are well set back from the street and are part of the Moss Park development.

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:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and
- (r) the promotion of a built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place; and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (the "PPS") (2014) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;

- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;

- minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2017) builds upon the policy foundation provided by the PPS (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2017) take precedence over the policies of the PPS (2014) to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS (2014) and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS (2014) and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

Section 2.2 - Structuring Growth in the City: Integrating Land Use and Transportation

The Official Plan states that future growth within Toronto will be steered to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes.

Areas that can best accommodate this growth are shown on Map # 2 - Urban Structure of the Official Plan. The subject property is located with the *Downtown and Central Waterfront* as shown on Map #2. Due to the range in built form in the *Downtown*, growth will not occur uniformly throughout the *Downtown*.

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the *Downtown*. A dynamic downtown is critical to the health of a city and to the region that surrounds it. *Downtown*, with its dynamic skyline, is Toronto's image to the world and to itself: comfortable, cosmopolitan, civil, urbane and diverse. It is the oldest, densest and most complex part of the urban landscape, with a rich variety of building forms and activities.

Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for *Downtown* is attracted to the area.

Chapter 3 - Building a Successful City

Section 3.1.2 - Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and

enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Section 3.2.2 - Community Services and Facilities

Section 3.2.2 of the Official Plan provides policy framework, which requires community services and facilities strategies to be prepared for areas experiencing major growth and change, supports integration of Community Services & Facilities (CS&F) as part of private development, and encourages shared use (co-location) of community facilities.

Policy 3.2.2.1 emphasizes the need to ensure that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth. This policy also recognizes the need to preserve, improve and expand CS&F and local institutions in established neighbourhoods that are under served.

Chapter 4 - Land Use Designations

Section 4.5 - Mixed Use Areas

The front portion of the subject lands is designated *Mixed Use Areas*. Section 4.5 of the Official Plan explains that the *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses. Development in *Mixed Use Areas* is subject to development criteria. Policy 4.5.2 states that development in *Mixed Use Areas* will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5 - Implementation

Section 5.1 - Managing Growth and Change: The Planning Tool Box

The Policies in Sections 5.1.1, 5.1.2 and 5.1.3 of the Official Plan state that the City has tools to create new parks, open spaces and community infrastructure for the additional residents and workers that growth brings. These tools include alternative parkland dedication standards, height and density incentive policies secured through Section 37, and holding provisions to ensure that community infrastructure is in place prior to development and conditions are met.

Section 5.3.1 - The Official Plan Guides City Actions

The Official Plan provides direction for the review of proposals, including the re-designation of lands. Policy 5.1.3(3) states that when considering a site-specific amendment to the Official Plan, the planning review should consider whether the application should be considered within the immediate context or whether a broader review and study are required. In this case, the applicant is proposing to re-designate the rear portion of the 54.5-metre deep site from *Neighbourhoods* to *Mixed Use Areas* in order to permit a mixed-use building on the subject site that would exceed the height permitted in the *Neighbourhoods* policies in section 4.1 of the Official Plan. During the review of the proposal and site context, staff determined that this application would be reviewed within the immediate context and did not require a study of the broader area. The subject site is the only lot that extends into the *Neighbourhoods* designation from Parliament Street.

This application was reviewed for its conformity with the Official Plan policies, including the appropriateness of re-designating the *Neighbourhoods* portion of the site to *Mixed Use Areas*.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Official Plan Amendment 406 – Downtown Plan

At its May 1, 2018 meeting, Planning and Growth Management ("PGM") Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled "TOcore: Downtown Plan Official Plan Amendment", as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA 406). OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once OPA 406 comes into force and effect.

At its meeting on May 22-24, 2018, City Council adopted OPA 406. The Council decision is available here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan will be forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained within the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – is the result of a three-year study called TOcore: Planning Downtown. The TOcore study area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. This OPA brings forward a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan. The OPA is consistent with the PPS (2014), conforms with the Growth Plan (2017) and has regard to matters of provincial interest under Section 2 of the *Planning Act*.

Further background information can be found at www.toronto.ca/tocore.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted OPA No. 320 ("OPA 320") on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized Apartment Neighbourhood sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the Ontario Municipal Board ("OMB") issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect.

More information regarding OPA 320 can be found here:
www.toronto.ca/OPreview/neighbourhoods

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to Neighbourhoods and in Mixed Use Areas, Apartment Neighbourhoods and Regeneration Areas. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of this Report.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Local Planning Appeal Tribunal ("LPAT" – formerly the OMB). Therefore, both Zoning By-law 569-2013 and the former City of Toronto Zoning By-law 438-86, as amended, currently apply to the site.

Under Zoning By-law 438-86, as amended, the front/western mixed-use portion of the site is zoned MCR T2.5 C2.0 R2.0, which permits a maximum density of 2.5 times the area of the lot and a maximum height of 14 metres. A range of uses are permitted including apartment buildings, retail, office and other commercial uses. The rear/eastern residential portion of the site is zoned R3 Z1.0, which permits a maximum density of 1.0 times the area of the lot and a maximum height of 12 metres. A range of residential uses are permitted including home occupations.

Under Zoning By-law 569-2013, the front/western portion of the subject site is zoned CR 2.5 (c.2.0; r2.0) SS2 (x2283) and the rear/eastern portion of the site is zoned R (d1.0) (x850). The density, height and use permissions are the same as Zoning By-law 438-86.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Site Plan Control

The proposal is subject to Site Plan Control, which is being processed concurrently with the subject application.

Reasons for Application

The application proposes a mixed-use building with a height of 38.92 metres (including mechanical penthouse) and a density of 6.28 times the area of the lot. Within *the Mixed Use Areas* portion of the site, the Zoning By-laws permit a maximum height and density of 2.5 times the area of the lot and 14 metres, respectively. Within the Neighbourhoods portion of the site to the rear, the Zoning By-laws permit a maximum height and density of 1.0 times the area of the lot and 12 metres, respectively. A Zoning By-law amendment is therefore required.

The proposed 11-storey mixed-use building would include rear setbacks at the 4th, 6th 8th and 11th storeys. A portion of the building located within in the Neighbourhoods designation is taller than the four-storey limit in the Official Plan. The height, massing and use of the proposed development does not comply with the *Neighbourhoods* policies of the Official Plan, thus an Official Plan Amendment is required.

Application Submission

The following reports/studies were submitted in support of the application:

- Architectural Plans (including Landscape Plans, Lighting Plan and Survey);
- Sun/Shadow Study;
- Arborist Report;
- Planning and Urban Design Rationale, including Community Services & Facilities;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendments (By-laws 438-86 and 569-2013);
- Phase 1 Environmental Site Assessment;
- Preliminary Pedestrian Level Wind Study;
- Glazing Report;
- Engineering Plans;
- Transportation Impact Study (including Bicycle Parking and Loading Studies);
- Functional Servicing Report (including Stormwater Management Report);
- Toronto Green Standard Checklist; and
- Hydrogeological Assessment and Geotechnical Investigation.

Copies of the submitted documents are available on the City's Application Information Centre (AIC) at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Agency Circulation

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate an Official Plan amendment and appropriate Zoning By-law standards.

Community Consultation

City Planning staff, the applicant and a representative from the Ward Councillor's office attended a meeting hosted by the Corktown Residents and Business Association (CRBA) on February 5, 2017, to discuss the proposal for a 12-storey mixed-use building on the property at 187-193 Parliament Street. Attendees had questions with regard to the proposed type of office uses, potential office tenants, and tenure of the live-work units.

City Planning staff, in consultation with the Ward Councillor hosted a community consultation meeting on June 8, 2017, at 402 Shuter Street (Regent Park Community Centre) to discuss the original proposal for a 12-storey mixed-use building. City Planning staff presented the policy framework and an overview of the application. The applicant's consultants provided further details with respect to the proposal and its planning rationale. Approximately 13 members of the public attended the community consultation meeting.

Following the presentations, attendees raised concerns and made comments as follows:

Built Form

- Proposed built form should be consistent with the existing built form and height along Parliament Street;
- Why are policies different for properties north of Queen Street East?; and
- Several attendees were in support of the proposed building.

Public Realm

- Jessie's at 205 Parliament Street results in lots of children in the area, many of whom use Anna Hilliard Lane for pedestrian access;
- Anna Hilliard Lane currently has issues regarding conflicts between vehicles and pedestrians; and
- Improvements could be made to the open space located northeast of the site (associated with the residential properties located on Trefann Street and Shuter Street).

Transportation/Traffic/Access

- Safety concerns with vehicular access remaining via Anna Hilliard Lane;
- Safety concerns regarding potential conflicts between parking area for residents on Anna Hilliard Lane and vehicles accessing the proposed building;
- Suggestion that vehicular access be relocated to the east-west public laneway abutting the south property line;

- Concerns regarding whether Anna Hilliard Lane has a substandard width and should thus not be used for vehicular access to the subject property;
- Could the existing dead-end lane to the rear be extended to Anna Hilliard Lane to create more connectivity?;
- Concerns regarding the potential noise impact of the proposed warning beacon adjacent to the parking garage;
- Concerns regarding increased traffic impact of this proposal and any future development of the mixed-use properties north of 205 Parliament Street;
- Concerns regarding deliveries being made from the east-west lane to the south despite servicing access via Anna Hilliard Lane and potential impact on the east-west lane; and
- Concerns regarding construction access and timeline.

The applicant submitted a Public Consultation Plan, which provided a strategy for the public consultations for the application. The public consultation included attending the community consultation meeting and gathering input from the community and City staff. The comments raised during the community consultation meeting were used to revise the proposed building, as appropriate, and to inform the recommendations of this Report.

COMMENTS

During the review of the application, the applicant revised the proposal for 187-193 Parliament Street in response to City staff and community concerns. From a built form perspective, the height and massing of the building was reduced to better fit within the streetscape along Parliament Street and within the surrounding context. Additional information was provided to assist in the evaluation of any potential impacts resulting from the proposal.

The proposal would provide more animation along the Parliament Street frontage and along the colonnade abutting the east-west lane. The development addresses community concerns with respect to pedestrian safety on Anna Hilliard Lane as the new building would create fewer vehicular trips than the existing building.

The revised proposal does not address community concerns with regard to providing access via the east-west public lane. The applicant was not able to address this concern due to the impact of the larger truck turning radii to access the site and the potential conflicts with on-coming westbound vehicles on the east-west lane.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest identified in Section 2, including 2(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest, and 2(r) the promotion of a built form that is well-designed and encourages a sense of place. The proposed development has regard for the above-noted policies of the *Planning Act* as it results in a built form that includes front and rear stepbacks above the 3rd storey to

appropriately address the existing and planned built form context of Parliament Street and the residential area to the rear.

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan (2017) as described in the Issue Background section of this Report. Policy 4.4 states that the PPS (2014) should be read in its entirety and all relevant policies are to be applied to each situation.

The PPS (2014) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. Policy 1.1.1 states that healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and support the use of public transit.

With regard to matters of provincial interest related to land use planning and development, Policy 1.4.3 of the PPS (2014) outlines that one of the ways planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents is by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Policy 1.6.7.4 of the PPS (2014) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a built form that supports an efficient use of land and existing transit infrastructure, and expands the employment base.

The policies in Section 1.7.1 of the PPS (2014) provide direction for how municipalities can support long-term economic prosperity, including:

- a) promoting opportunities for economic development and community investment-readiness;
- b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;
- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; and
- d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

The applicant is proposing up to 30 live-work units in addition to the proposed retail uses at grade and six floors of employment (office) uses. As such, the proposal provides a different form of housing type for the area and also opportunities for additional employment spaces that will allow for job creation.

Policy 4.7 recognizes the Official Plan as the most important vehicle for implementation of the PPS. Policy 4.8 requires that planning authorities shall keep their zoning by-laws up-to-date with their Official Plans and the PPS (2014). The proposed development is consistent with the above policies and other relevant policies of the PPS (2014). The proposal is close to transit, active transportation options, and is located in an area that has appropriate levels of infrastructure and public service facilities. The proposal achieves the Official Plan's broader objectives of development within *Mixed Use Areas* and is compatible with its surrounding context. The proposed building includes stepbacks along the Parliament Street façade to create an appropriate streetwall height in relation to adjacent buildings along the east side of Parliament Street. The building also includes stepbacks to the rear to provide a transition in scale to the residential properties to the east. The recommended Official Plan Amendment in Attachment 9 and the Zoning By-law Amendments in Attachments 10 and 11 of this Report are consistent with the PPS (2014).

The proposal conforms to the Growth Plan (2017), which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. The Growth Plan (2017) identifies that office uses will be directed to locations that support active transportation and have existing or planned transit. As the subject site is located in a built up area designated for growth in the City's Official Plan and is supported by public transit, the proposal conforms to the Growth Plan (2017).

Staff have determined that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan (2017).

The proposal has regard to relevant matters of provincial interest in Section 2 of the *Planning Act* as the proposal provides for a built form that is well-designed and is an appropriate location for growth.

Land Use

In planning to achieve the minimum intensification and density targets in the Growth Plan (2017), municipalities are directed by Policy 5.2.5.6 to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. The City has implemented this requirement through the adoption of a number of Official Plan policies and design guidelines including the TOcore (Downtown) Plan, and the Avenues and Mid-rise Buildings Study and Performance Standards. These documents help to further implement the policy outcomes that are envisioned through both the PPS (2014) and the Growth Plan (2017) in greater detail, which are appropriate and considerate of the surrounding context.

This application has been reviewed against the Official Plan policies, the TOcore: Downtown Plan (OPA 406), OPA 320, and the Avenues and Mid-Rise Building Study and Performance Standards described in the Issue Background Section of this Report, as well as the policies of the Toronto Official Plan as a whole. Given the existing and the planned context for the subject property and the surrounding area, the proposed land use is appropriate and can be supported by staff.

The proposed land use is appropriate for this site. This site is designated *Mixed Use Areas* and *Neighbourhoods* in the Official Plan. Zoning By-laws 438-86 and 569-2013, as amended, permit a mix of uses. The proposed uses comply with the *Mixed Use Areas* designation in the Official Plan and the Zoning By-laws.

The existing non-residential buildings at 187-193 Parliament Street extend to the rear property line. Despite the *Neighbourhoods* designation, the rear portion of the site has existing non-residential uses rather than residential uses. The proposed development would provide a range of uses with 384 square metres of retail uses at grade, 6,221 square metres of office uses on the 2nd – 7th floors and up to 30 live-work units above. The applicant is requesting that the live-work units be permitted to have a flexible floor area to allow for a range of up to 30 live work units, as well as more permissive business-related uses within the units.

The proposed non-residential uses on the 2nd – 7th floors would operate during standard office hours and are not expected to be occupied during evenings or on weekends. As such, these uses would have less impact on the adjacent residential properties.

The subject site consists of the only lots within the block that have frontage onto Parliament Street and extend into the *Neighbourhoods* designation east of Anna Hilliard Lane. The lots have functioned as mixed-use lots and the *Neighbourhoods* portion of the lots does not have frontage onto a public street. Planning staff are of the opinion that the proposed re-designation of the rear portion of the lands from *Neighbourhoods* to *Mixed Use Areas* is contextually appropriate and could not be replicated on other adjacent lots along Parliament Street.

Height, Massing and Transition

The application proposes to replace the 2-3 storey non-residential buildings at 187-193 Parliament Street, which is located north of the King-Parliament Secondary Plan area. The proposed 11-storey mixed-use building would have a 3-storey streetwall along Parliament Street, with stepbacks at the 4th, 8th and 11th floors. The rear three-storey (11.57-metre) portion of the building would be set back a minimum of 10 metres (after conveyance of the required lane widening) from the adjacent residential properties that have frontage onto Trefann Street, with additional stepbacks provided at the 4th, 6th, 8th and 11th floors.

The front portion of the north façade adjacent to the low-rise entrance of the building at 205 Parliament Street would have a height of two-storeys, with a stepback of 2.8 metres from the north property line above the 3rd floor to fit within the existing context. The rear portion of the north façade, above the seven-storey building at 205 Parliament Street, would include a stepback of 1.1 metres and windows on the 8th-10th floors. An additional stepback of 2.2 metres is proposed at the 11th floor.

The application proposes to include windows along the south façade of the building, adjacent to the public laneway. The proposed windows would be located 5.59-5.79 metres from the rear property lines of the *Mixed Use Areas* properties with frontage onto Queen Street East.

Planning staff are of the opinion that the proposed height is acceptable. The proposal is contextually responsive to the existing and planned context for the area. The proposed streetwall along Parliament Street would have a height of three-storeys (11.57 metres), as would the rear portion of the building, which complies with the existing height permissions under the zoning by-laws.

The overall building height would be 38.92 metres (including the wrapped mechanical penthouse) and consists of several stepbacks along the front and rear façades. Additional stepbacks are proposed for the upper levels of the north and south façades. The proposed building is taller than the 20 metre right-of-way for Parliament Street, however due to the 54.5-metre depth of the site, the stepbacks from the street wall and transition down towards the *Neighbourhoods* designation to the rear, staff find that the additional height proposed in the middle portion of the site is acceptable.

As part of the Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan, development in *Mixed Use Areas* will provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies under Section 3.1.2 of the Official Plan also require new development to create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, the *Mixed Use Areas* policy 2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks and stepping down of heights towards lower-scale neighbourhoods.

The proposed stepbacks provide a transition in scale along the Parliament Street façade. A minor encroachment into the front angular plane would occur at the 7th floor. The 8th-11th floors would encroach into the front angular plane. Additional stepbacks are proposed at the rear to provide a transition down towards the residential properties with frontage onto Trefann Street. The proposed development would be separated from the adjacent residential properties by the north-south dead-end lane and a southward extension of the private open space, which creates a setback of at least 10 metres (after conveyance of the required lane widening).

The proposed building would encroach into the rear 45 degree angular plane, measured from the rear property lines of the low-rise residential properties to the east, above the 3rd floor. Although the building encroaches in the rear angular plane, it generally complies with the Official Plan policies respecting built form and compatibility with adjacent *Neighbourhoods*. In addition, the closest encroachment will be the office component of the building, which would not be occupied after standard business hours.

Through the Site Plan process, staff will identify further measures to mitigate the potential impact of the encroachment into the angular plane, such as planters and/or screening on the edges of the terraces and amenity areas.

The development balances the objectives of respecting the established low-rise residential character to the east along Trefann Street and to the north along Anna Hilliard Lane, with the mixed-use character along Parliament Street and Queen Street East.

Overall, staff are of the opinion that the proposed height and massing of the 11-storey mixed-use building, the proposed setbacks and the transition down towards the residential properties to the rear that have frontage onto Trefann Street is acceptable.

Sun, Shadow, Wind

The *Mixed Use Areas* policies in the Official Plan, Section 4.5, provides development criteria (Policy 2(d)), which states that development will contribute to the quality of life by locating and massing new buildings to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes.

Policy 3.1.2.3 of the Official Plan also state that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

The applicant submitted a series of shadow studies by Bousfields Inc. (latest revision dated February 2018), illustrating the incremental shadows resulting from the proposal.

Planning staff are satisfied that the proposed building would adequately limit the shadow on adjacent residential properties. During the spring and fall equinoxes and the summer solstice, the proposed development would result in a minor incremental shadow on the private open space located northeast of the site from 1:18 pm to 4:18 pm. Minor incremental shadow would occur on the rear yards of the residential properties east of the site that have frontage onto Trefann Street from 3:18pm to 5:18 pm. The proposed building would create a minimal shadow on the roofs of the residential buildings on the west side of Trefann Street from 4:18 pm to 5:18 pm.

The proposed building would result in minor shadows on Trefann Street from 4:18 pm to 5:18 pm, after which Trefann Street is impacted by the shadows of the existing buildings on the east and west side of Parliament Street.

With regard to the residential properties north of the subject site with frontage onto Anna Hilliard Lane, minimal shadowing would occur on the front yards of the southernmost units at 1:18 pm during the spring and fall equinoxes, after which these front yards are impacted by the shadow from the existing building at 205 Parliament Street. Staff are of the opinion that the shadow impacts are acceptable.

A Pedestrian Level Wind Study was prepared by Gradient Wind Engineering Inc., dated August 24, 2016. The Study's summary states that the proposed development would result in suitable wind conditions at the pedestrian level within and surrounding the site. Acceptable wind conditions are expected along the sidewalk and at all entrances along the pedestrian clearway/colonnade area. Staff will continue to evaluate the wind impacts further through the Site Plan Control process and require wind mitigation measures be provided as necessary for the outdoor amenity areas/terraces for office uses.

Traffic Impact, Access, Parking

The subject site abuts Parliament Street, which has a right-of-way width of 20 metres. There is no requirement for a road widening along this portion of Parliament Street.

City staff have reviewed the location of the proposed vehicular access via Anna Hilliard Lane, which has a width of 6.0 metres and is used as the current access for the existing building at 191-193 Parliament Street. Staff have determined that the proposed access is acceptable. The laneway is used for vehicular access and parking for the residential properties with frontage onto Anna Hilliard Lane and the mixed-use properties north of the subject site.

The applicant's transportation consultant NexTrans provided a Transportation Impact Study (dated December 2016 and updated October 16, 2017) stating that the development would include a total of 39 vehicular parking spaces on two levels of underground parking. The spaces would be allocated as follows: 9 resident, 2 visitor, 1 retail, 22 office, and 5 dedicated to the non-residential amenity use. The proposed overall parking supply would not comply with Zoning By-law 569-2013. Transportation Services staff have accepted the proposed parking supply.

In response to the comments from the community consultation meeting regarding the feasibility of access to the site via the east-west lane to the south, the applicant's transportation consultant analyzed other potential access locations and determined that access via Anna Hilliard Lane, which has a width of 6.0 metres, would provide adequate space for circulation and turning radii for the proposed development. By comparison, eastbound access via the east-west lane would require vehicles to make a sharp left turn into the site and then another left turn into the loading area. This movement would create potential conflicts with on-coming westbound vehicles on the 5.29-metre wide east-west lane (after conveyance).

With regard to safety concerns on Anna Hilliard Lane, the applicant's transportation consultant acknowledged that the existing Thrifty Car Rental use at 191 Parliament Street has resulted in some vehicular traffic on Anna Hilliard Lane. The vehicle rental use, which currently generates approximately 35 two-way trips per peak hour, would cease as a result of this development. The 39 vehicle parking spaces proposed for the 11-storey mixed-use building would result in approximately 25 two-way trips during the morning and afternoon peak hour. Transportation Services staff have accepted the proposed access and traffic impact assessment.

The proposed 22 vehicle parking spaces for office uses and the 62 bicycle parking spaces (40 long-term and 22 short-term), meet the minimum requirements under Zoning By-law 569-2013. Transportation Services staff reviewed the submitted Transportation Impact Study, including the parking justification, and determined that the proposed access and parking are generally acceptable. A total of four loading spaces are proposed for the office uses within the 11-storey mixed-use building. Two enclosed "Type B" loading spaces would be located on Level 1 and two "Type C" loading spaces would be located on Level P1. The proposed loading spaces meet the requirement for the office component. The proposed live-work units do not require a loading space under Zoning By-law 569-2013. Transportation Services staff have accepted the proposed loading spaces for the development.

In the immediate area, TTC transit service is available on Parliament Street (bus route 65), along Queen Street East (streetcar routes 501 and 502) and along King Street East (streetcar route 504). At its meeting on July 12, 2016, City Council approved the proposed alignment for the Downtown Relief Line ("DRL") for Pape-Eastern-Queen. Although this alignment represents City Council's direction regarding the DRL, the alignment is pending approval from the Province and is not included in the Growth Plan (2017). The subject site is located between the proposed Sumach and Sherbourne DRL stations.

Lane Widening

The subject property abuts two public lanes: an east-west lane that extends eastward from Parliament Street to Trefann Street, which abuts the south property line; and a dead-end north-south lane abuts the rear property line. In order to satisfy the Official Plan requirement of a 6.0-metre right-of-way width for each of the public lanes, Transportation Services staff have confirmed that stratified conveyances are required as follows: a 0.72-metre strip of land along the south property line and a 1.67-metre strip of land along the east property line are required to be conveyed to the City. In addition, in order to improve sightlines and vehicular movement on the public lanes, a stratified corner splay of 1.5 metres by 1.5 metres at the southeast corner of the site is required to be conveyed to the City. The lands to be conveyed must be free and clear of all physical and title encumbrances.

Servicing

The residential component of the live-work units are eligible for curbside solid waste pickup on Parliament Street, whereas the non-residential component will be picked up by a private refuse collection firm.

The applicant submitted a Functional Servicing Report and Stormwater Management Report (dated December 12, 2016 and revised April 17, 2018). Engineering and Construction Services staff have reviewed the report and advise that the owner is required to submit a revised Hydrological Review Summary and a revised Servicing Report Groundwater Summary prior to the approval of the proposed Official Plan Amendment and Zoning By-law Amendment. Bills will be held until these matters are resolved. Staff have also advised that further comments related to site serving and grading will be provided during the site plan application review process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of 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 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 acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential portion of this proposal is subject to a 2% parkland dedication while the residential portion is subject to 10%.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Streetscape

The proposed building would be set back 1.9 metres from the Parliament Street property line and would include an easement in favour of the City to create a 2.1-metre wide pedestrian clearway. This would allow for new street trees and a 4.8-metre wide sidewalk. The existing access points (curb cuts) along the Parliament Street frontage would be removed and the curbs would be restored. Three new street trees are proposed within the Parliament Street right-of-way adjacent to the site, along with landscaping

elements and 22 short-term bicycle parking spaces. The primary access for the office and live-work components of the building would be via a recessed entrance along the middle portion of the Parliament Street façade, with the secondary access for the live-work units located to the north of the primary access.

The applicant is also proposing a 1.9-2.1-metre wide colonnade along the south property line. The colonnade would extend for a length of 30 metres to a second retail unit and secondary entrances for the office uses at the rear of the ground floor. This colonnade will increase the pedestrian movement and function as an extension of the public realm. The rear portion of the south façade would be set back 0.3 metres from the public lane (after conveyance).

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through Automobile Infrastructure, Cycling Infrastructure, Urban Heat Island Reduction, Waste Collection and Storage, and Bulky Waste.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

The applicant has indicated that they will not pursue Tier 2, 3 or 4 of the TGS. As such, they are not eligible for a post-construction development charge refund.

Community Services Assessment

Community Services and Facilities ("CS&F") are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The subject site is located within the TOcore (Downtown) Planning Study area. The TOcore Study includes a CS&F Strategy, which has been used to inform the evaluation of the proposed development. The applicant was required to submit a CS&F Study as part of a complete application. City Planning staff have reviewed the applicant's CS&F Study by Bousfields Inc., dated October 23, 2017, and find it generally acceptable.

In addition to the subject proposal, there are 31 other development projects in the pipeline for the CS&F area (proposed, approved and under construction), which if all constructed, would in a total of 12,992 units and an estimated population increase of 22,086 persons. This is significant amount of growth that would impact on the existing services and facilities in the study area.

The TOcore CS&F Study identifies emerging priorities and opportunities for the 16 TOcore Neighbourhoods. The applicant's CS&F Study identified planned future facilities for the study area, including the former Duke of York school site. It also identified planned capital facilities including: St. Lawrence Library, Parliament Street Library, George Street Revitalization, Dundas/Jarvis Revitalization and 261 Jarvis/ Centre for Sport Development. Future opportunity sites identified include the Moss Park Redevelopment Project (John Innes/519). Based on extensive sector input, the TOcore CS&F Strategy will identify a full-range of capital projects that will focus on facility improvements/expansions or new builds along with co-location models involving innovative partnerships and collaborations.

The TOcore CS&F Study identified CS&F priorities by sector and by geography, which will respond to increased growth in the Downtown over a longer term build out. City Planning staff have identified that CS&F priorities for consideration in the review of the application should include facility improvements to local libraries and community recreation centres that are situated in the study area and/or serve the proposed development.

Facilities Master Plan

At its meeting on November 7, 8 and 9, 2017, City Council adopted the Parks and Recreation Facilities Master Plan 2019-2038 ("FMP") reinforcing the City's commitment to providing high quality parks and recreation facilities for all residents. The Plan commits to building new recreation facilities, renewing current assets to meet demand, and making the most of current facilities while finding new and creative ways of providing services including partnerships with other division, institutions and developers. The report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.2>

In the vicinity of the CS&F Study area are Moss Park and the John Innes Community Recreation Centre. On May 5, 6 and 7, 2015, City Council directed that a due diligence review be undertaken with The 519 Sport and Recreation Project team to determine the viability of redeveloping Moss Park and all current uses of the site, including John Innes Community Recreation Centre. The review is underway and will result in a collective vision between the City of Toronto and The 519 for new recreational facilities and public

space that will enhance existing programs, services and parkland, and creating a welcoming, accessible space for everyone who uses Moss Park. The report can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX5.10>

Parks, Forestry & Recreation staff have reviewed the applicant's CS&F Study and find it generally acceptable. Staff have identified that CS&F priorities for consideration in the review of the application should include improvements to the parks and existing recreation facilities in the area.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning. Section 37 benefits may be used for development, with the exception of non-profit developments, with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height. Although there are no on-site community benefits proposed, community benefits in the immediate vicinity of the subject site will be secured.

The community benefits recommended to be secured in the Section 37 Agreement are set out in recommendation 6 of this Report and are as follows:

- i. park improvements within proximity of the site within the boundaries of Ward 28 as it exists on July 23, 24, or 25, 2018, or such future Ward in which the site is located; with the allocation of such funds to be determined by the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor;
- ii. streetscape improvements within proximity of the site within the boundaries of Ward 28 as it exists on July 23, 24, or 25, 2018, or such future Ward in which the site is located; with the allocation of such funds to be determined by the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor; and
- iii. landscaping and open space improvements to the Toronto Community Housing property located at 275, 285 and 295 Shuter Street.

Conclusion

The proposed 11-storey mixed-use building has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to providing a range of uses to contribute to the growth in the

area that makes efficient use of land, resources, infrastructure and public services, and supports the use of public transit.

Staff worked with the applicant to reduce the overall height and massing, improve the Parliament Street façade, provide appropriate transition to the low-rise residential uses to the rear, provide a suitable relationship to the adjacent building at 205 Parliament Street, and create additional amenity space for occupants. Staff recommend that Council support approval of the application.

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SIGNATURE

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Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 9: Draft Official Plan Amendment 402

Attachment 10: Draft Zoning By-law Amendment (438-86)

Attachment 11: Draft Zoning By-law Amendment (569-2013)

Site plan of the proposed development at 100 Hilliard Lane, showing building footprints, setbacks, and dimensions. The plan includes a 2-storey building, a Mech Penthouse, and several multi-storey buildings (3, 5, 7, 10, 11 stores). Dimensions are provided in meters for setbacks and building sizes. The plan is bounded by Hilliard Lane to the north, Parliament Street to the east, and an Existing Lane to the south. A 10m wide area is shown to the west of the buildings.

Key features and dimensions:

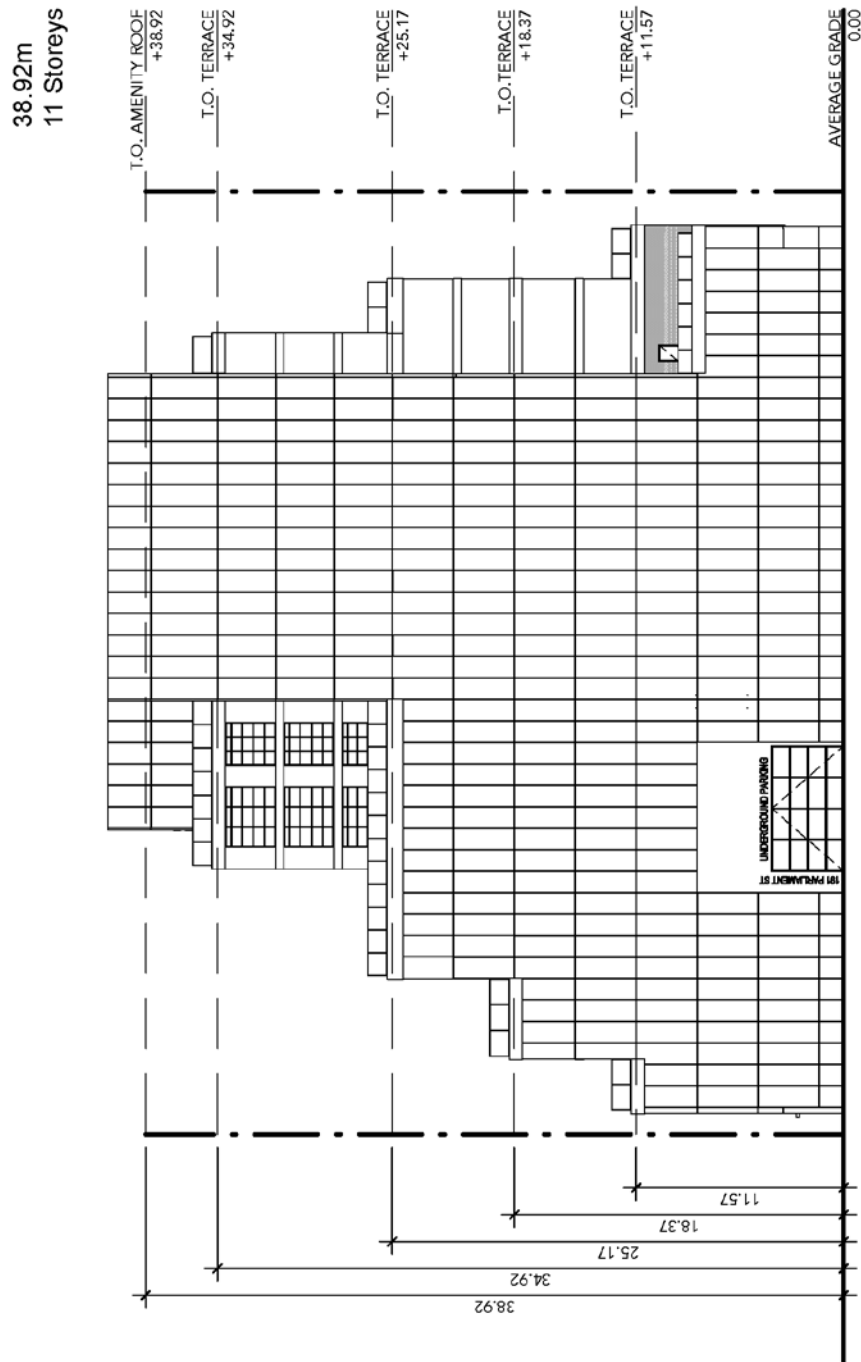
- Setbacks:** 10.060m (North), 0.060m (East), 0.060m (South).
- Building Footprints:**
 - 2 STOREYS (1.947m x 4.947m)
 - MECH PENTHOUSE (2.805m x 2.200m)
 - 3 STOREYS (3.000m x 3.000m)
 - 7 STOREYS (3.000m x 3.000m)
 - 10 STOREYS (16.713m x 17.768m)
 - 11 STOREYS (16.713m x 17.768m)
 - 7 STOREYS (6.150m x 6.150m)
 - 5 STOREYS (4.500m x 4.500m)
 - 3 STOREYS (3.000m x 3.000m)
- Dimensions:**
 - 1.947m, 4.947m, 7.947m, 10.205m (Vertical setbacks)
 - 3.000m, 4.194m, 8.693m, 1.670m (Horizontal setbacks)
 - 14.844m, 5.000m, 5.810m (Horizontal setbacks)
 - 23.868m, 2.168m, 2.300m (Horizontal setbacks)
 - 22.163m, 4.000m, 0.516m (Horizontal setbacks)
 - 17.768m, 7.045m (Horizontal setbacks)
 - 6.150m, 4.500m, 3.000m (Horizontal setbacks)
 - 0.310m (Horizontal setbacks)

187-193 Parliament Street

Not to Scale
05/16/2018

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Attachment 2: North Elevation



North Elevation

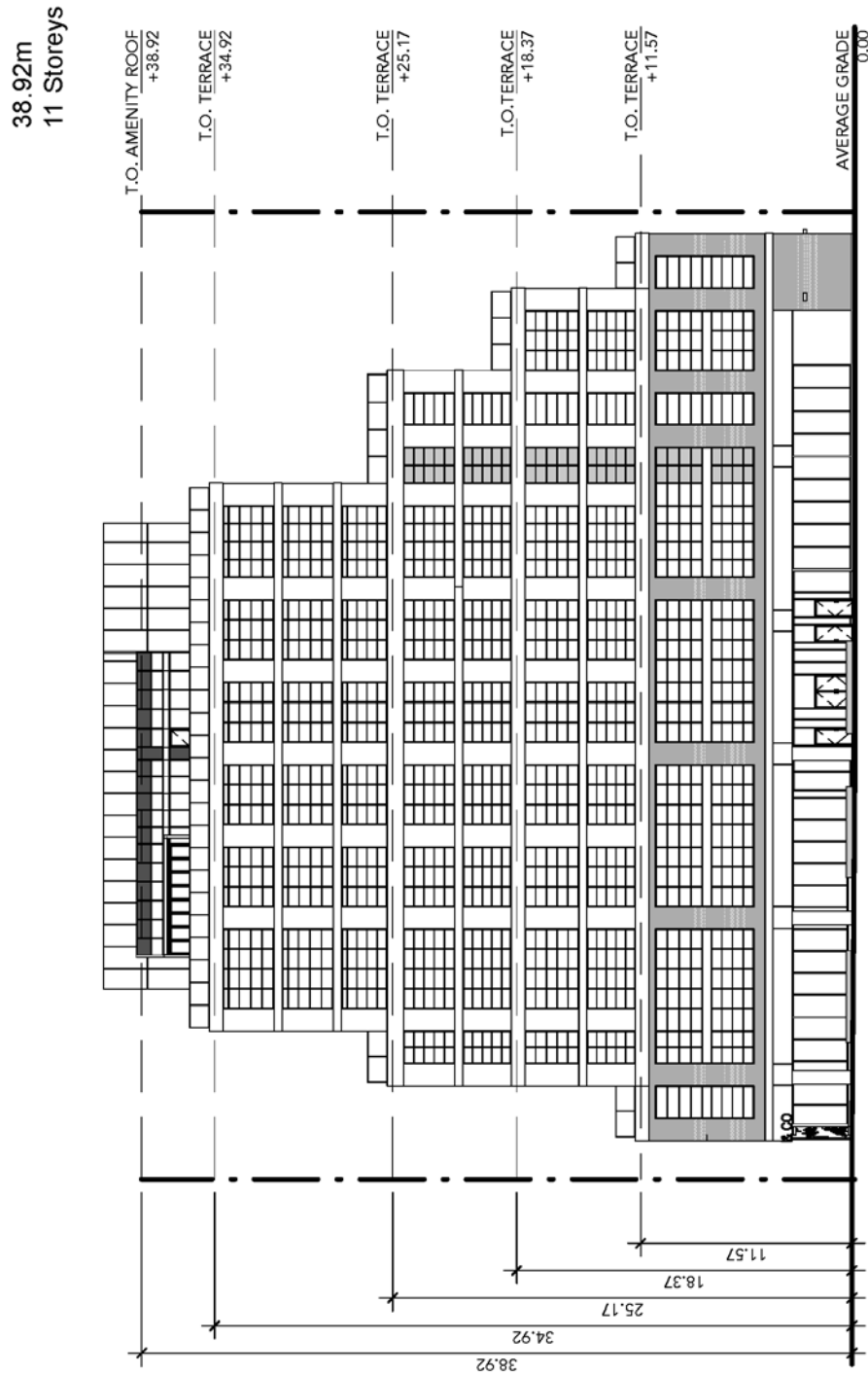
187-193 Parliament Street

Applicant's Submitted Drawing

Not to Scale
05/16/2018

File # 16 268586 STE 28 0Z

Attachment 3: South Elevation



187-193 Parliament Street

South Elevation

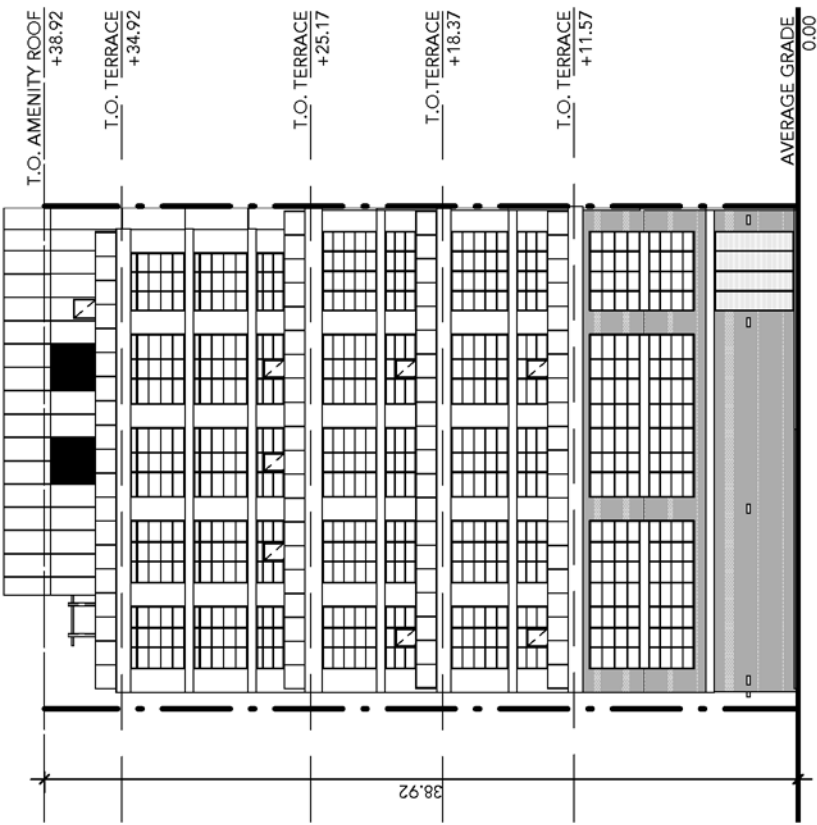
Applicant's Submitted Drawing

Not to Scale
05/16/2018

File # 16 268586 STE 28 0Z

Attachment 4: East Elevation

38.92m
11 Storeys



East Elevation

Applicant's Submitted Drawing

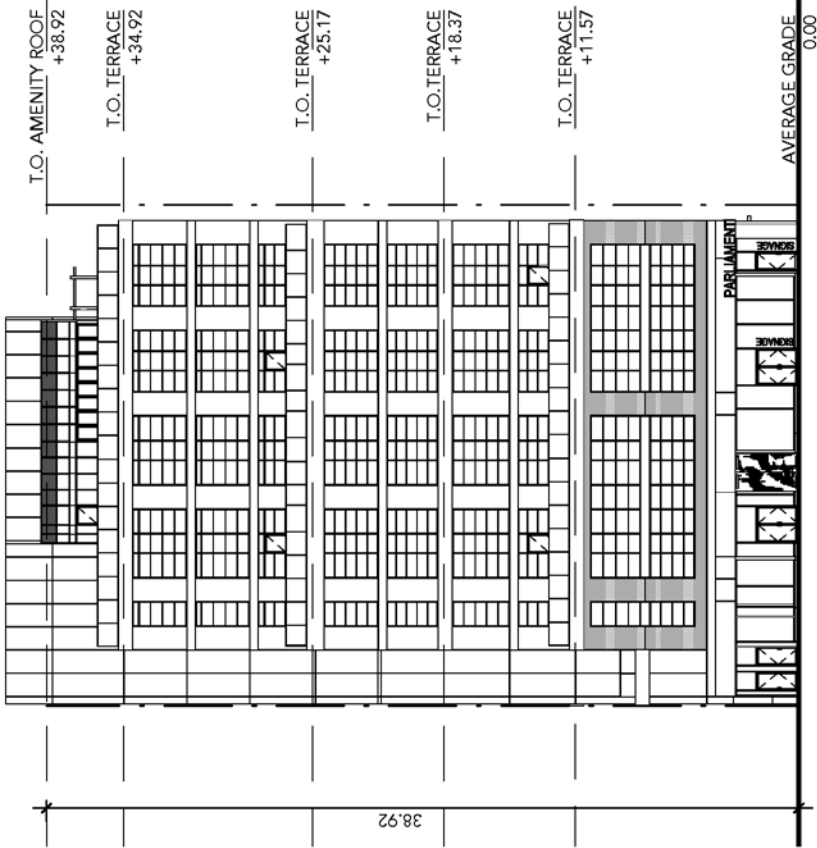
Not to Scale
05/16/2018

187-193 Parliament Street

File # 16 268586 STE 28 0Z

Attachment 5: West Elevation

38.92m
11 Storeys



187-193 Parliament Street

West Elevation
Applicant's Submitted Drawing
Not to Scale
05/16/2018

File # 16 268586 STE 28 0Z

Staff report for action – Final Report – 187-193 Parliament Street



Zoning By-Law No. 569-2013

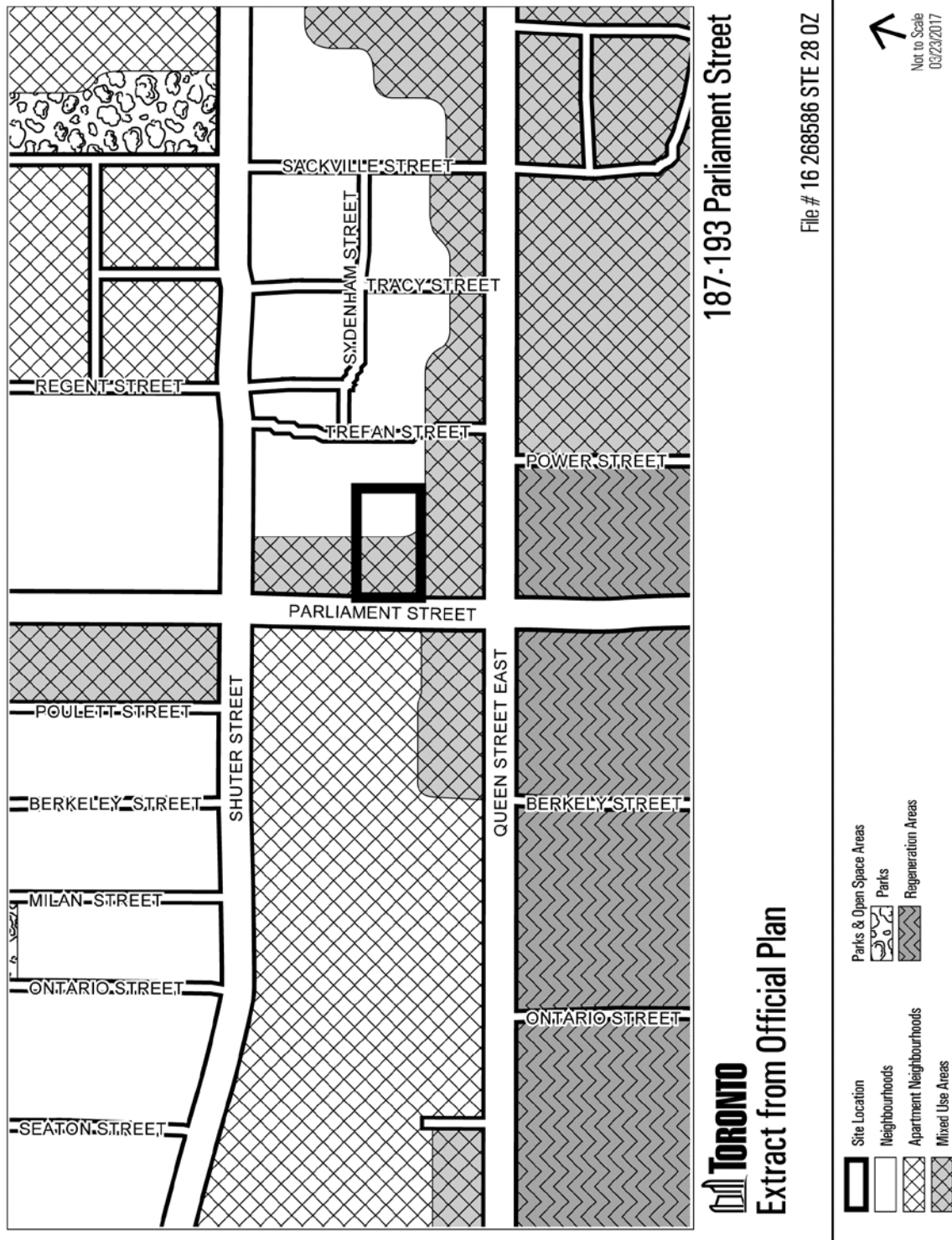
File # 16 268586 STE 28 0Z

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

R3 Residential District
R4A Residential District
MCR Mixed-Use District

Not to Scale
Extracted: 03/22/2017

Attachment 7: Official Plan



Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 268586 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 19, 2016
Municipal Address:		187-193 PARLIAMENT STREET	
Location Description:		PLAN D101 LOT F **GRID S2805	
Project Description:		OPA and Rezoning application to permit an 11-storey (38.9m) mixed-use building with retail uses at grade, office uses on floors 2-7 and up to 30 live-work units above. 39 parking spaces are proposed on 2 levels of underground parking.	
Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC	LINDSAY DALE-HARRIS	KOHN PARTNERSHIP ARCHITECTS INC	DOWNING STREET (187 PARLIAMENT ST) INC
PLANNING CONTROLS			
Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SS2 x2283
Zoning:	CR 2.5 (c2.0; r2.0)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y
PROJECT INFORMATION			
Site Area (sq. m):	1,428.4	Height:	Storeys: 11
Frontage (m):	26.31		Metres: 39
Depth (m):	54.5		
Total Ground Floor Area (sq. m):	1,136		Total
Total Residential GFA (sq. m):	2,135	Parking Spaces:	39
Total Non-Residential GFA (sq. m):	6,833	Loading Docks	4
Total GFA (sq. m):	8,968		
Lot Coverage Ratio (%):	87		
Floor Space Index:	6.28		
DWELLING UNITS		FLOOR AREA BREAKDOWN (upon project completion)	
Tenure Type:	Other		Above Grade Below Grade
Rooms:	0	Residential GFA (sq. m):	2,135 0
Bachelor:	0	Retail GFA (sq. m):	384 0
1 Bedroom:	Up to 30	Office GFA (sq. m):	6,221 0
2 Bedroom:	0	Industrial GFA (sq. m):	0 0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	128 0
Total Units:	Up to 30		
CONTACT:	PLANNER NAME:	Emily Caldwell, Planner	
	TELEPHONE:	416-396-4927	
	EMAIL:	Emily.Caldwell@toronto.ca	

Attachment 9: Draft Official Plan Amendment 402

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

Bill No. ~

CITY OF TORONTO BY-LAW No. ~-20~

To adopt an amendment to the Official Plan for the City of Toronto with respect to the lands known municipally in the year 2017 as 187-193 Parliament Street

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 402 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

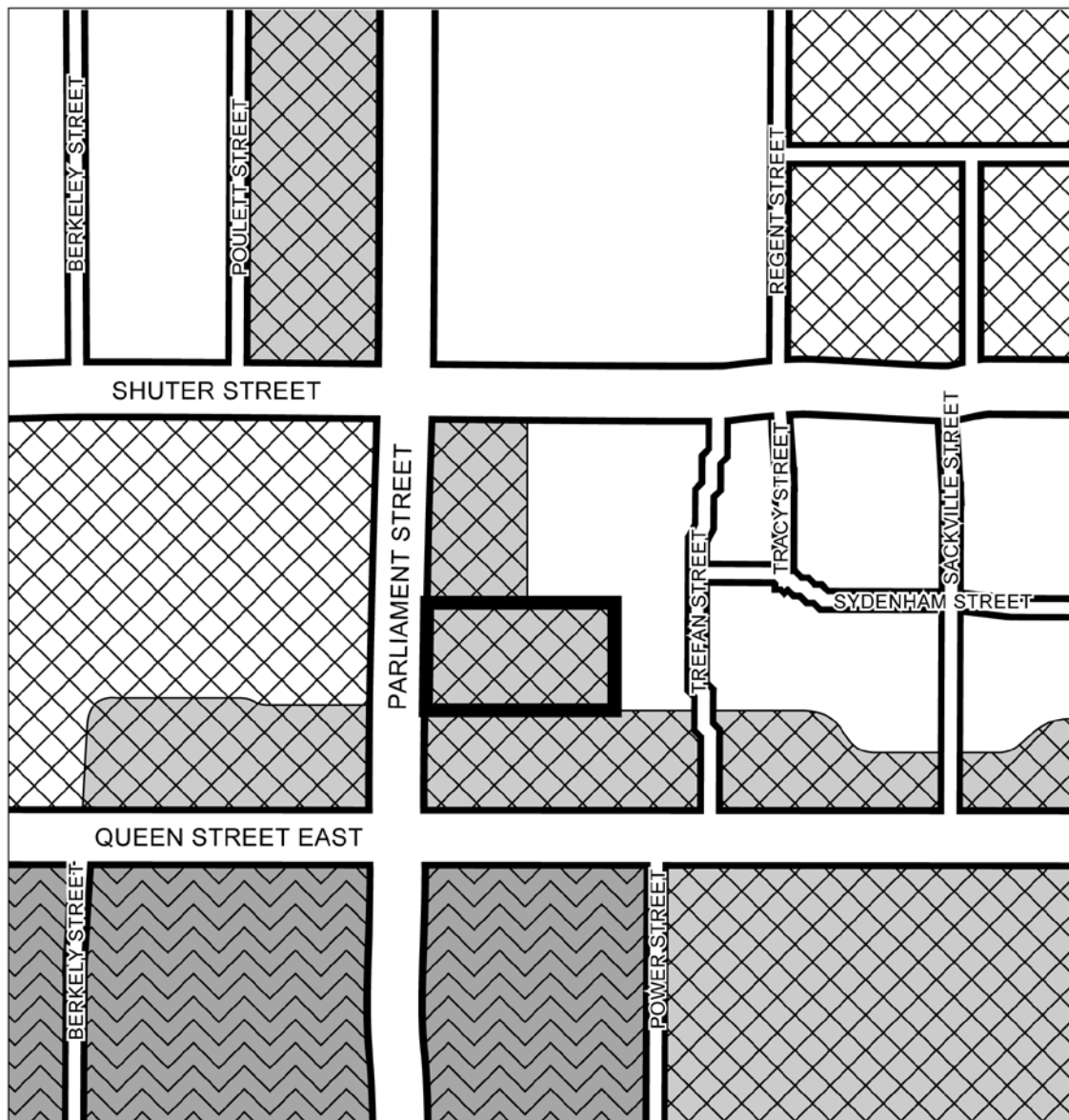
(Corporate Seal)

AMENDMENT NO. 402 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS
187-193 PARLIAMENT STREET

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the rear portion of the lands known municipally in 2018 as 187-193 from Neighbourhoods to Mixed Use Areas, as shown on attached Schedule 1.

Schedule 1

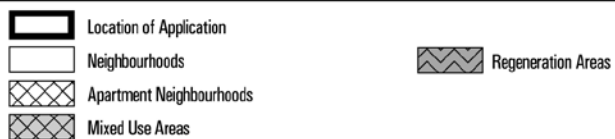


Official Plan Amendment # 402

Revisions to Land Use Map 18 to Redesignate lands from Neighbourhoods to Mixed Use Areas

187-193 Parliament Street

File # 16 268586 STE 28 0Z



Not to Scale
04/26/2018

Attachment 10: Draft Zoning By-law Amendment (438-86)

To be available at the July 4, 2018, Toronto and East York Community Council meeting.

Attachment 11: Draft Zoning By-law Amendment (569-2013)

To be available at the July 4, 2018, Toronto and East York Community Council meeting.