

252 Parliament St – Zoning Amendment Application – Preliminary Report

Date: October 19, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 13 - Toronto Centre

Planning Application Number: *20 188489 STE 13 OZ*

Current Use(s) on Site: 1-storey commercial building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application at 252 Parliament Street for a mixed-use development comprising a 9-storey residential building with commercial/retail at-grade and demolition of the existing 1 storey commercial building. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 252 Parliament Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the property at 252 Parliament Street to permit the demolition of the existing 1 storey commercial building and to permit a 9-storey (28.1 metres high) mixed-use development comprising of 140 square metres of non-residential gross floor area and 4,958 square metres of residential gross floor area. The total proposed density on the site is 4.6 FSI. The residential component proposes 71 dwelling units consisting of 35 studio units (49.3%), 18 three-bedroom units (25.3%), and 18 four-bedroom units (25.3%). A total of 20 parking spaces are proposed in one underground parking level, as well as 88 bicycle parking spaces proposed both below-ground and above-ground.

The site is located on the west side of Parliament Street (a priority retail street), between Shuter Street and Dundas Street East, with access from Poulett Street. Surrounding the site, is a surface parking to the east, low to mid-rise dwelling form buildings to the west, and low to mid-rise mixed-use form buildings to the north and south.

Detailed project information can be found on the City's Application Information Centre at: <http://aic.to/252ParliamentSt>

See the additional information in the following attachments:

- Attachments 1 and 2 for a three dimensional representation of the project in context;
- Attachment 3 for the location map;
- Attachment 4 for the site plan;
- Attachment 5 for the Official Plan land use map;
- Attachment 6 for the Zoning By-law map; and
- Attachment 7 for the Application Data Sheet

Application Submission Requirements

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

- Architectural Plans, Elevations and Sections;
- Community Services and Facilities Study;
- Draft Zoning By-law Amendments;
- Environmental Site Assessment;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;
- Landscape Plans;
- Pedestrian Wind Study;
- Planning Rationale Report;
- Public Consultation Strategy Report;
- Renderings/Perspective Drawings;

- Shadow Study;
- Survey Plan;
- Toronto Green Development Standards Checklist;
- Transportation Impact Study;
- Tree Preservation Report; and
- Waste Management Report;

All submission materials can be found at the following link:

<http://aic.to/252ParliamentSt>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands within the Downtown and Central Waterfront Area on Map 2 and is designated Mixed Use Areas on Map 18 of the Official Plan, as shown on Attachment 5.

The Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in-force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides 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. The Plan 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.

Map 41-3-C designates the site as Mixed Use Areas 3 - Main Street. Policy 6.28 provides that development within Mixed Use Areas 3 will be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. The assessment of proposals for mid-rise buildings will be informed by the Mid-Rise Buildings policies in section 9 of the Downtown Plan.

Section 10 of the Downtown Plan seeks to enhance community services and facilities to support a diverse range of programs and services to support communities, contribute to quality of life and act as neighbour focal points where people gather, socialize and access services. Community Services and Facilities are essential to fostering complete communities.

The in-force Downtown Plan can be found at:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Zoning By-laws

The site is zoned MCR T2.0 C1.0 R1.5 in the former City of Toronto Zoning By-law No. 438-86, as amended, which permits a mix of commercial and residential uses. The maximum permitted height is 14 metres and the maximum permitted density is 2 times the lot area. Other site specific provisions and prevailing sections apply, including exception CR 2 which contains minimum parking rates for dwelling units, and Section 12(2)132 which prohibits commercial parking garage uses.

The site is zoned CR 2.0 (c1.0; r1.5) SS2 (x1917) in Zoning By-law No. 569-2013, as amended. The CR zone permits a range of uses similar to the former designation under Zoning By-law No. 438-86. The maximum permitted height and density are equivalent to the former designation under Zoning By-law No. 438-86. The x1917 number indicates site specific provisions and prevailing sections that are carried over from Zoning By-law No. 438-86.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

On November 26, 2019 City Council adopted the Priority Retail Streets Zoning By-law Amendments 1681-2019 and 1692-2019 which specify standards for retail spaces at grade. The By-laws were subsequently appealed to the LPAT on a city-wide basis. The Council-adopted By-laws can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH10.1>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Tall Building Design Guidelines;
- Pet Friendly Design Guidelines for High Density Communities; and
- Growing Up: Planning for Children in New Vertical Communities Draft Urban Design Guidelines; among others.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control has not been submitted.

COMMENTS

Reasons for the Application

The proposal requires an amendment to Zoning By-laws 438-86 and 569-2013 for the property at 252 Parliament Street to vary performance standards, including: increase in gross floor area, increase in building height, and reduced parking standards, among others.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the PPS and the Growth Plan to establish the application's consistency with the PPS and conformity to the Growth Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan including the Downtown Secondary Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability and appropriateness of the proposed height, massing, and other built form issues.

The following preliminary issues have been identified:

- The suitability of the proposed height, massing, stepbacks, and setbacks in relation to the area's existing and planned built form character and scale;
- The impacts of window and balcony overlook onto adjacent properties, particularly *Neighbourhood*-designated properties;
- The impacts of new shadowing on the adjacent *Neighbourhood*-designated properties, the public realm and open spaces. A Shadow Study was submitted and is currently under review by City staff;
- The impacts of any changes to the pedestrian level wind conditions along adjacent and nearby streets and properties, as well as the proposed amenity spaces of the building. A Pedestrian Wind Assessment was submitted and is currently under review by City staff;
- The provision of adequate indoor and outdoor amenity space;
- The suitability of the access configuration between Poulett Street and the proposed vehicular parking and loading, in relation to the proposed development and adjacent properties and streetscape;
- The appropriateness of the streetscape, including minimum clearway widths and the proposed landscape concept;
- The identification of opportunities for parkland or open space; and
- The provision of an appropriate mix of dwelling units;

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Five private trees were surveyed within six metres of the subject site. The applicant is proposing to remove four of the existing private trees and provide cash-in-lieu for the required nine replacement trees due the lack of space available on the site.

A Tree Inventory and Preservation Plan Report and a Landscape Plan were submitted and are currently under review.

Community Services and Facilities

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

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 City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. 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.

A Complete Community Assessment was submitted as part of the application. Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

City staff will determine the applicability of Section 37 community benefits to this application, should the application be approved in some form.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development and the cumulative impact of all the proposed developments in the area.

A Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report, and Hydrogeological Review were submitted and are currently under review by City staff to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development.

A Transportation Impact Study has been submitted and is under review by City staff to evaluate the effects of the development on the transportation system.

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, Draft Plans of Subdivision and Site Plan Control 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 or Registered Plan of Subdivision.

A TGS Checklist was submitted with the intention to meet Tier 2 of the TGS and is currently under review by City staff for compliance with the Tier 2 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachments 1 and 2: 3D Model of Proposal in Context

Attachment 3: Location Map

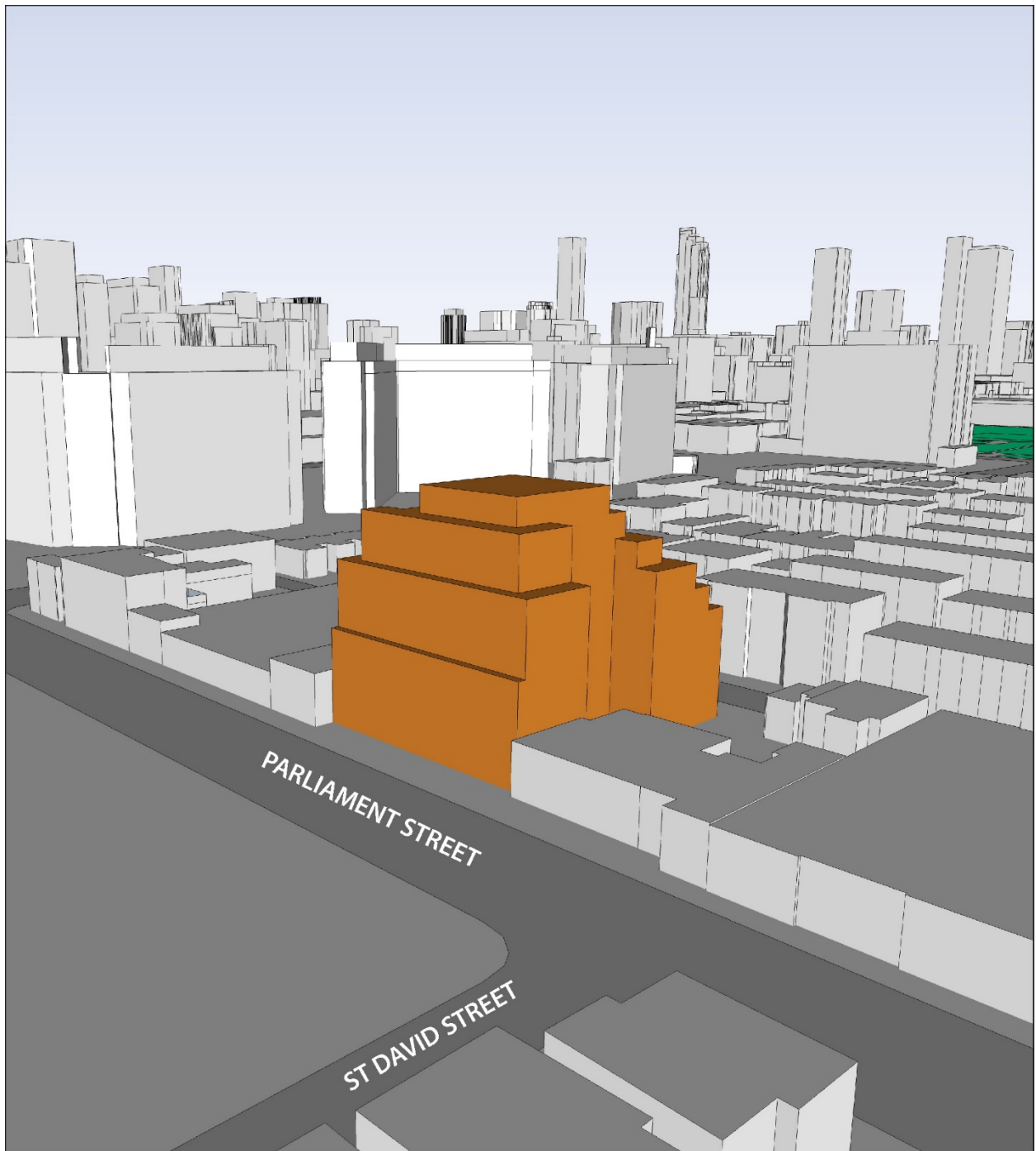
Attachment 4: Site Plan

Attachment 5: Zoning By-law map

Attachment 6: Official Plan Map

Attachment 7: Application Data Sheet

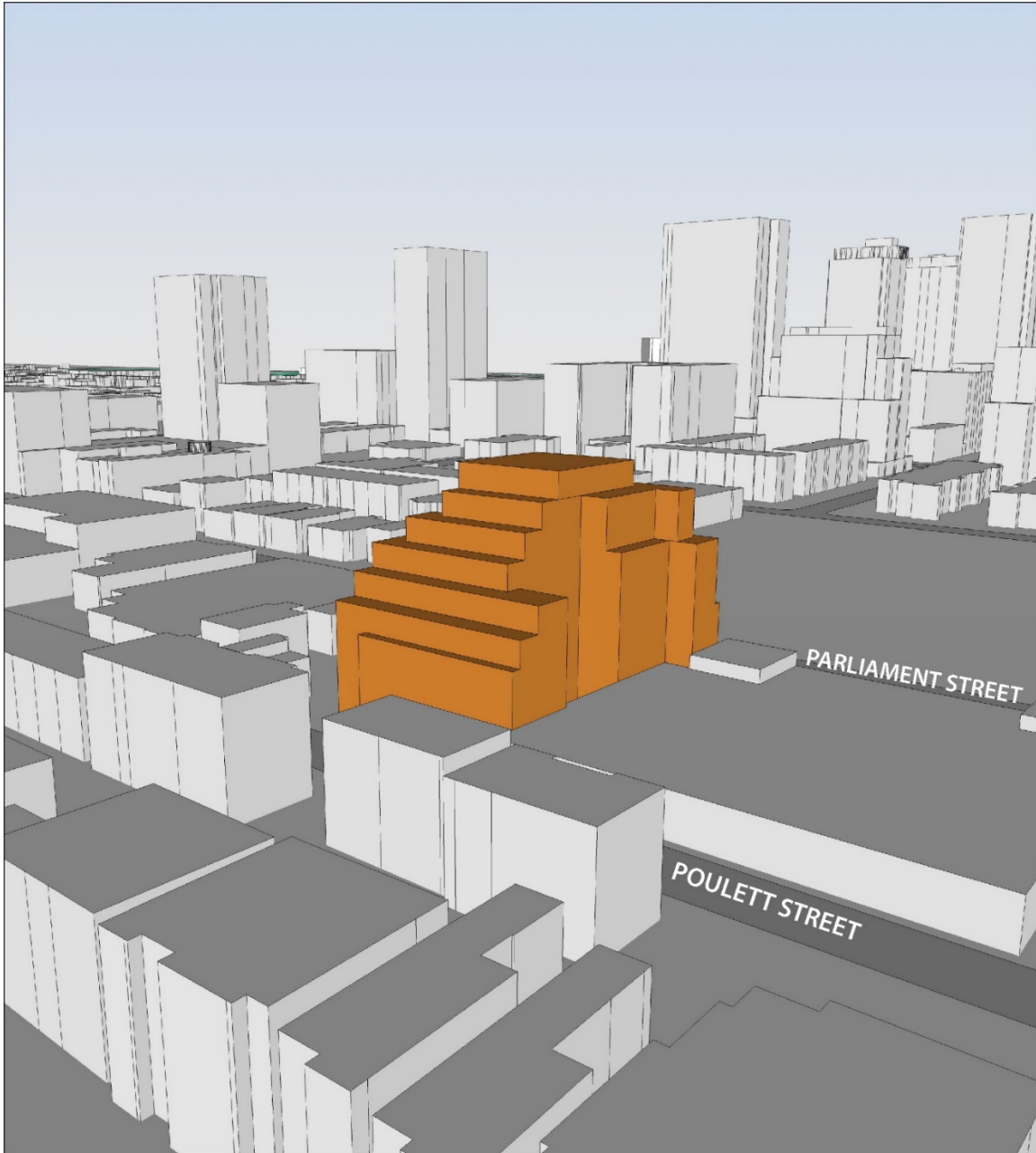
Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southwest

10/01/2020

Attachment 2: 3D Model of Proposal in Context

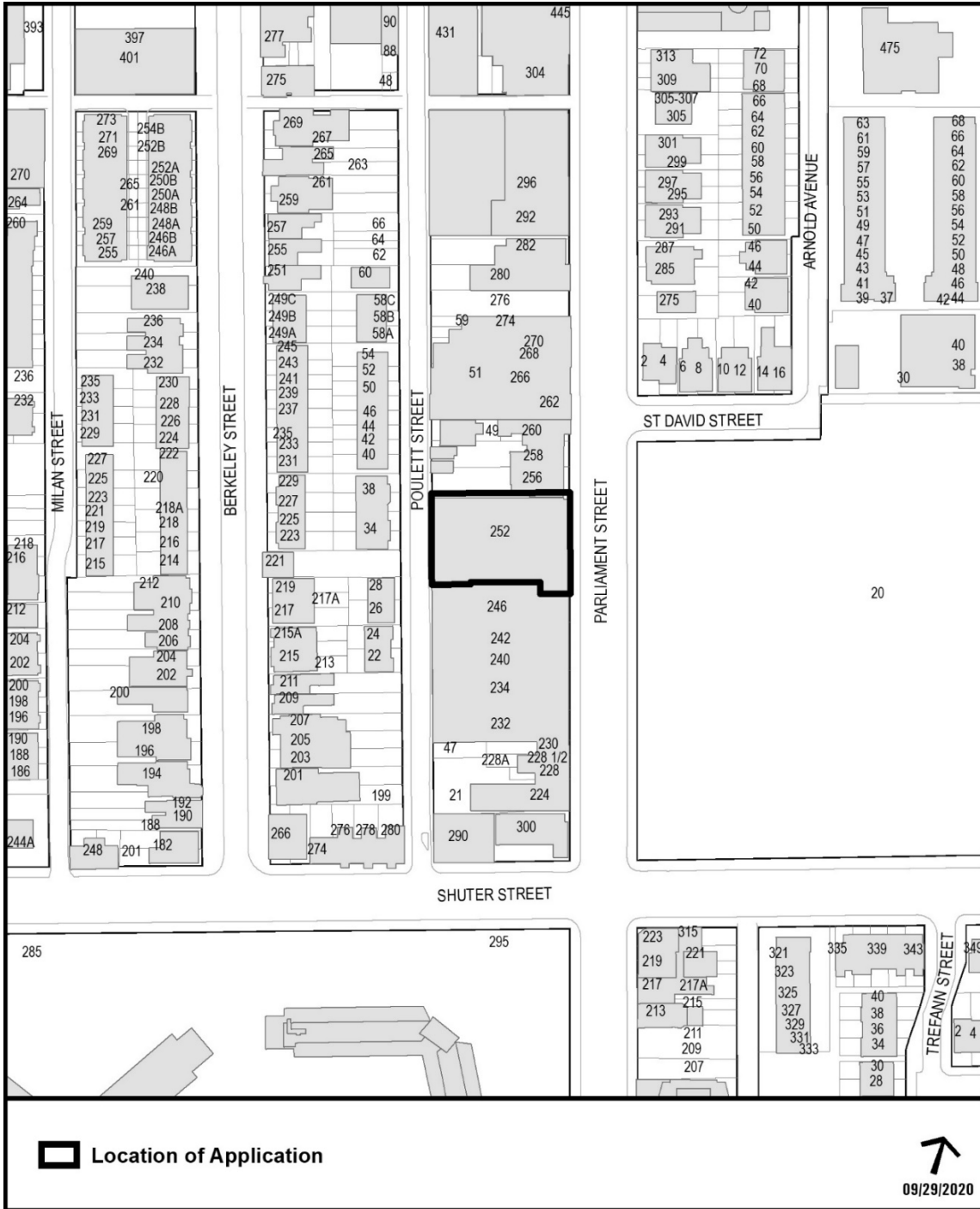


View of Applicant's Proposal Looking Northeast

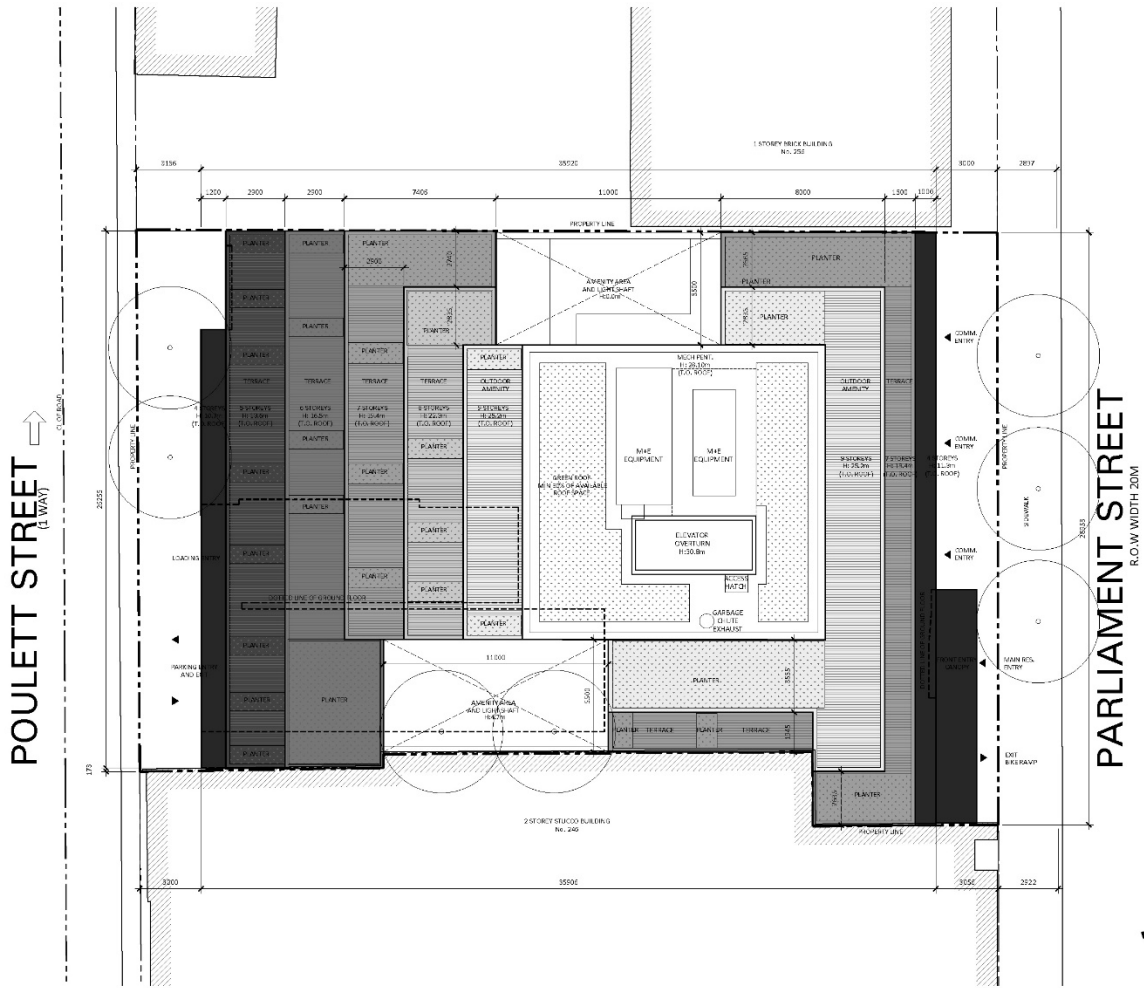


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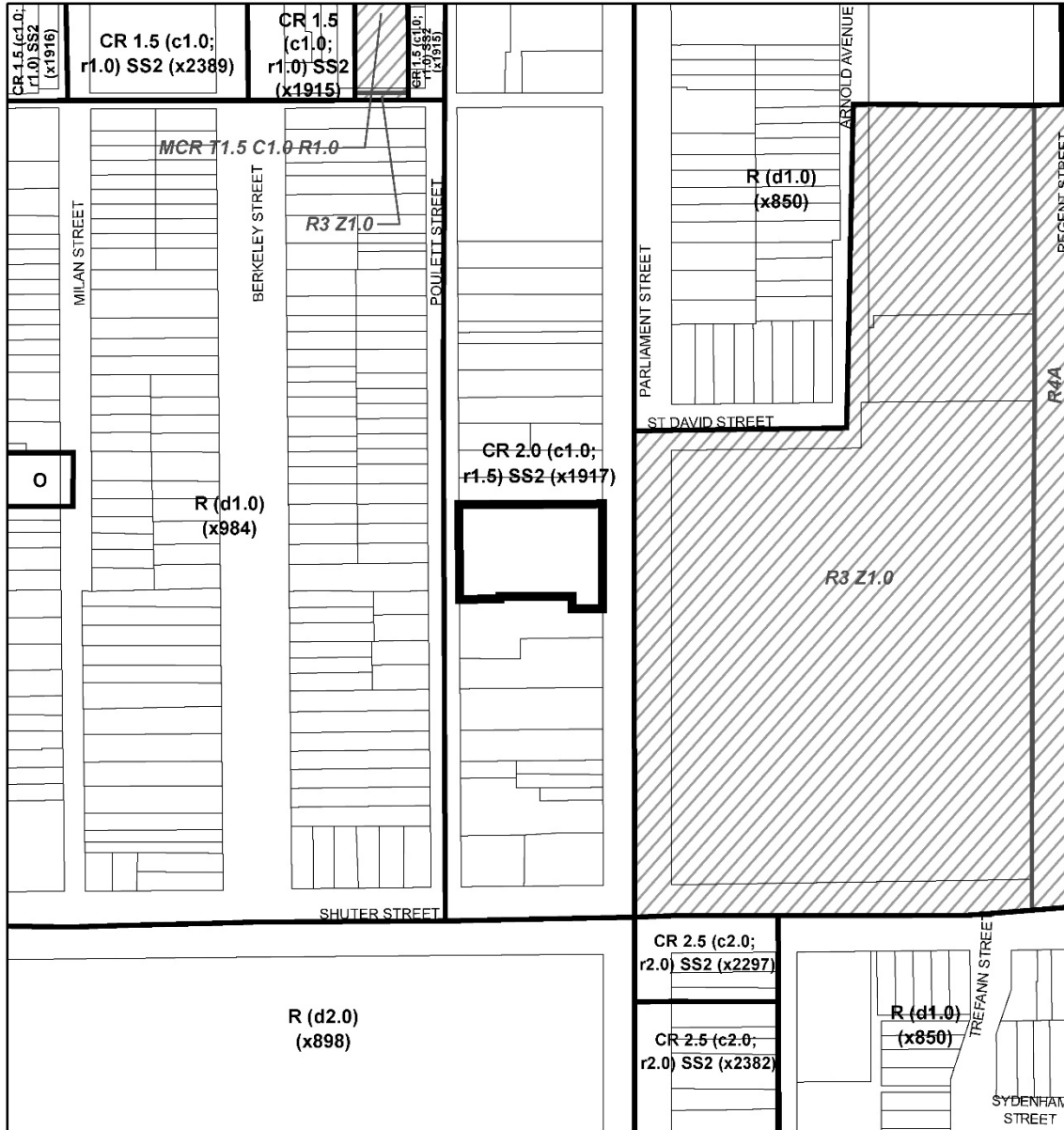
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Zoning By-law map



Zoning By-law 569-2013

252 Parliament Street

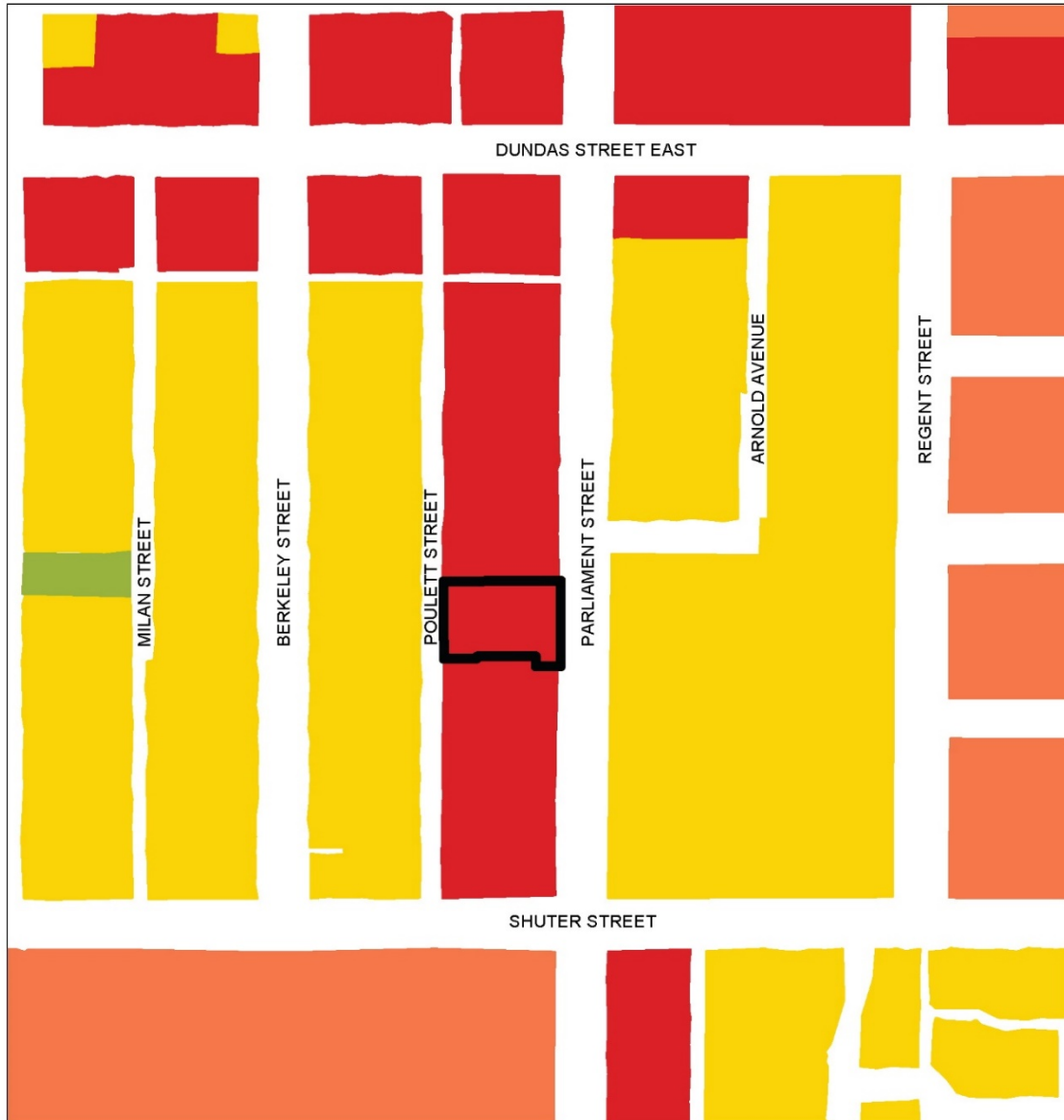
File # 20 188489 STE 13 0Z

- Location of Application
- R** Residential **CR** Commercial Residential
- O** Open Space

- See Former City of Toronto By-law No. 438-86
- R3** Residential District
- R4A** Residential District
- MCR** Mixed-Use District

Not to Scale
 Extracted: 10/19/2020

Attachment 6: Official Plan Map



252 Parliament Street

Official Plan Land Use Map #18

File # 20 188489 STE 13 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Apartment Neighbourhoods

- Parks & Open Space Areas
- Parks

Not to Scale
 10/01/2020

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 252 PARLIAMENT ST **Date Received:** September 1, 2020

Application Number: 20 188489 STE 13 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for a 9-storey mixed-use building, consisting of 71 dwelling units, 4,958.3 square metres of residential GFA, and 140 square metres of at-grade commercial/retail space.

Applicant	Agent	Architect	Owner
ANDRE ROBICHAUD		JAEGAP CHUNG	2731661 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR2.0 (c1.0; r1.5) SS2 (x1917)	Heritage Designation:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,114 Frontage (m): 29 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,086		685	685
Residential GFA (sq m):			4,958	4,958
Non-Residential GFA (sq m):	1,086		140	140
Total GFA (sq m):	1,086		5,098	5,098
Height - Storeys:	1		9	9
Height - Metres:	5		28	28

Lot Coverage Ratio (%) 61.48 Floor Space Index: 4.58

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	4,943	15
Retail GFA:	140	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			71	71
Freehold:				
Condominium:				
Other:				
Total Units:			71	71

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		35			36
Total Units:		35			36

Parking and Loading

Parking Spaces: 20 Bicycle Parking Spaces: 88 Loading Docks: 1

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