

First Parliament Master Plan

Date: October 13, 2021

To: Executive Committee

From: Executive Director, Corporate Real Estate Management, and Chief Planner and Executive Director, City Planning

Wards: 13 - Toronto Centre

SUMMARY

This report seeks City Council endorsement of the First Parliament Master Plan.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management and Chief Planner and Executive Director, City Planning, recommend that:

1. City Council endorse the First Parliament Master Plan in Attachment 1 as a guiding document for development of the First Parliament Site.

FINANCIAL IMPACT

There is no financial impact related to this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

On October 1, 2021, City Council adopted, as amended, MM36.23 Local Planning and The First Parliament Master Plan - by Councillor Kristyn Wong-Tam, seconded by Councillor Joe Cressy

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM36.23>

On May 5, 2021, City Council adopted TE24.11 King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments which updated the King Parliament Secondary Plan and Zoning By-law in response to the King-Parliament Secondary Plan Review. The First Parliament Site and Parliament Square Park (south portion of 44 Parliament Street) is identified as a Public Realm Big Move. These are areas where there are to be public realm expansion and improvements and opportunities for place-making, heritage interpretation and enhanced connectivity with adjacent sites. In addition, the north portion of 44 Parliament Street is rezoned from R to OR to bring it into conformity with the Official Plan which designates the site as Parks.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

On April 7, 2021, City Council adopted MM31.35 Assessing Provincial Interest in the First Parliament Site - by Councillor Kristyn Wong-Tam, seconded by Councillor Joe Cressy

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM31.35>

On February 12, 2018, City Council approved the 2018-2027 Capital Budget and Plan for Facilities, Real Estate and Environment and Energy which included \$450,000 for a Heritage Interpretation Strategy and Master Plan for the First Parliament Site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

On February 2013 City Council approved the relocation of the St. Lawrence library branch to the First Parliament site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EX28.7>

COMMENTS

The First Parliament Site, comprised of 265-271 Front Street East, 25 Berkeley Street and the north portion of 44 Parliament Street are the site where Upper Canada's first purpose-built parliamentary buildings once stood and have been subject to significant City-led planning and community engagement to develop a 20-year Master Plan that celebrates the site's history and future within the community. As the work with Infrastructure Ontario ("IO") continues on the proposed Transit Oriented Community ("TOC") development of the site, the broader historic and civic vision for the site remain important. Endorsing the First Parliament Master Plan will close off the City's process and underscore the approach City staff are taking in the TOC discussions with IO.

The Master Plan is a principles-based planning document that articulates the City's view of a high level framework to guide the development of the First Parliament Site. The complete Master Plan can be found in Attachment 1. It is intended to guide planners, architects, designers and government officials as the site is developed and co-ordinated with City plans and studies such as the King Parliament Secondary Plan, and the revitalization and development of other public assets in the St. Lawrence neighbourhood.

The Master Plan consists of Guiding Principles, Planning Strategies (see page 32 and 35 of Attachment 1 - First Parliament Master Plan for a comprehensive list) and a

Demonstration Plan. The Guiding Principles were informed by the Heritage Interpretation Strategy, planning and urban design analysis and public and stakeholder consultation. The Guiding Principles set out the goals and objectives implicit in the Vision for First Parliament and the Planning Strategies describe how the Guiding Principles can be implemented.

The Vision for First Parliament is that it is an important historic site that will be protected and developed to tell its stories. At the same time, it will also be developed as a vital public/community resource to meet the needs of a growing resident, working and visiting population.

The Demonstration Plan graphically illustrates the application of the Guiding Principles and Planning Strategies. A Parliament Square (the "Square"), to protect and celebrate the Site's archaeological resources, forms the physical and heritage heart of the site. The Square is defined by two (2) flanking buildings and an interpretative centre to the north. Within one (1) of the buildings is a district library. Parliament Square is directly related to a new park at the south end that has park features and design elements to interpret the history of the Site. In turn, the entire Site is bounded by a cohesive public realm network connecting it to the surrounding neighbourhood. See page 50 of Attachment 1 - First Parliament Master Plan for a visual depiction of the Demonstration Plan.

A project website (www.firstparliament.ca) was created to act as a one (1)-stop portal for information about the Study including background information, consultation summaries and materials, display panels and where members of the public could communicate with the project team via email. A full description of the Heritage Interpretation Strategy, Vision, Guiding Principles, Planning Strategies and Demonstration Plan is also available on the project website.

King-Parliament Secondary Plan

Concurrent with the Master Planning work, City Planning has undertaken a public process to update the King-Parliament Secondary Plan (the "Secondary Plan"). While the Master Plan concentrated on how to best develop the First Parliament site in recognition of its heritage assets and importance, the Secondary Plan took a broader approach to build on the Downtown Plan and provide direction on built form, the public realm and heritage. The policies in the Secondary Plan have been updated to acknowledge the First Parliament Site's historical significance and that it will be developed in a manner appropriate to support its role as a public community resource. The updated policies also state that development of the First Parliament Site will be guided by a Master Plan.

A suite of Zoning By-law amendments was included as part of the Secondary Plan implementation package in TE24.11. The amendments assigned new performance standards to each of the five character areas identified in the Secondary Plan, of which the First Parliament site lies within the Old Town Policy Area. These standards include maximum heights, minimum setbacks and angular plane provisions, but no maximum density.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - First Parliament Master Plan