

252 Parliament St – Zoning By-law Amendment Application – Final Report

Date: February 11, 2022
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 on Site: 2-storey commercial building

SUMMARY

This application proposes to amend the Zoning By-law to permit a 9-storey (28.1 metres high plus 2.9 metres high mechanical equipment) mixed use building at 252 Parliament Street. The proposal is comprised of 69 purpose-built rental dwelling units, 128.8 square metres of commercial retail uses, and 10 parking spaces within a one-level below ground garage.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and conforms with intent of the Official Plan and Downtown Secondary Plan. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 252 Parliament Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report from the Director, Community Planning, Toronto and East York District dated January 31, 2022.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 above to City Council for enactment, City Council require the owner(s) of the lands at 252 Parliament Street to:

a). submit a revised Functional Servicing and Stormwater Management Report, Hydrogeological Report and supporting documents, including confirmation of water and fire flow, sanitary and storm capacity, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and

b). address all outstanding engineering issues identified in Section A of the Development Engineering Memo dated December 20, 2021 by the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water, and any other comments that may arise further to the review of materials submitted as part of the process to address the issues set out in Section A of the aforementioned memorandum, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services.

FINANCIAL IMPACT

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

DECISION HISTORY

A pre-application meeting was held on June 25, 2020. The current application was submitted on September 3, 2020 and deemed complete on October 6, 2020. A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 10, 2020 authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE20.25>

Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The application proposes a 9-storey (28.1 metres high plus 2.9 metres high mechanical equipment) mixed use building that consists of 69 dwelling units, including 35 studio

units (51%), 10 three-bedroom units (14%), and 24 four-bedroom units (35%). The proposed building consists of 5,121.5 square metres of residential gross floor area, 128.8 square metres of commercial/retail gross floor area and 10 parking spaces within a one-level below-ground garage.

Summary of Revisions to Proposal

The current proposal incorporates numerous revisions from the original application as summarized below:

- Decrease in the number of vehicle parking spaces from 20 to 10.
- Decrease in the number of bicycle parking spaces from 88 to 78
- Increase in residential gross floor area from 4,958.3 to 5,121.5 square metres;
- Decrease in number of dwelling units from 71 to 69;
- Decrease in commercial/retail gross floor area from 140 to 128.8 square metres;
- Increase in outdoor amenity space from 226.6 square metres (3.19 square metres per unit) to 249.8 square metres (3.62 square metres per unit);
- Increase in building setbacks to the west and east lot lines.

See Attachments 1 to 3, 7 to 12 of this report for a Location Map, a breakdown of setbacks by floor, Application Data Sheet, a three-dimensional illustration of the proposal, a site plan, and elevations, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Site and Surrounding Area

The site is located on the west side of Parliament Street, and on the east side of Poulett Street, generally midblock between Shuter Street and Dundas Street East. The site has a frontage of 29 metres along Parliament Street and a depth of 42 metres, for a lot area of 1114.1 square metres.

The surrounding uses are as follows:

North: 1-storey houses, and 1- to 2-storey commercial-retail buildings with frontage on the west side of Parliament Street.

South: A mix of 1- to 3-storey commercial-retail buildings with frontage on the west side of Parliament Street.

West: Poulett Street right-of-way; and on the west side of Poulett Street are low-rise residential buildings including rowhouses and semi-detached houses.

East: Parliament Street right-of-way; and on the east side of Parliament Street is an undeveloped site used for surface vehicle parking, the future site for a Toronto Catholic District School Board school.

Reasons for Application

The proposal requires an amendment to Zoning By-law 569-2013 to vary performance standards, including: increase in gross floor area, increase in building height, reduced setbacks, building protrusions into the front angular plane, projections into setbacks, changes to amenity space rates, and reduced parking standards, among others.

APPLICATION BACKGROUND

Application Submission Requirements

- Architectural Plans, Elevations and Sections;
- Building Massing Model (digital copy)
- Civil Plans;
- Community Services and Facilities Study;
- Draft Zoning By-law Amendment;
- Environmental Site Assessment;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;
- Landscape Plans;
- Pedestrian Level Wind Study;
- Planning Rationale Report;
- Public Consultation Strategy Report;
- Renderings/Perspective Drawings
- Survey Plan
- Sun/Shadow Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Tree Preservation Plan
- Tree Preservation Report

All submission materials can be found at the following link:

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

Agency Circulation Outcomes

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 Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including but not limited to the following:

- adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- orderly development of safe and healthy communities;
- adequate provision of a full range of housing, including affordable housing;
- appropriate location of growth and development;
- promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

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.

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 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 and conform with Provincial Plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") 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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation; and
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;

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 recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on on May 16, 2019, with Amendment 1 to the Growth Plan coming into effect on August 28, 2020 (the "Growth Plan (2020)"). This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019.

The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of

minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Staff have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

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. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment ("OPA") No. 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 Neighbourhoods*-designated sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved a modified OPA 320 in December 2018 and the changes are in full force and effect.

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

On September 21, 2020, the Minister of Municipal Affairs and Housing Issued Notices of Decision approving Official Plan Amendments ("OPAs") 479 and 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replaced Sections 3.1.1, 3.1.2, and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendments can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

This application has been reviewed against the policies of the City of Toronto Official Plan including Official Plan Amendments 352 (implementing By-laws 1106-2016 and 1107-2016), Official Plan Amendment 406 (the "Downtown Plan"), and OPA 320 (update of Healthy Neighbourhoods, *Apartment Neighbourhoods* and *Neighbourhoods* policies).

Chapter 2 - Shaping the City

Policy 2.2.1 Downtown: The Heart of Toronto

The site is within the *Downtown* on Map 2 - Urban Structure of the Official Plan. The section states that there are parts of Downtown that expect to see development to accommodate new residents and jobs, and a mix of uses, to create "accessibility through proximity" and thereby reducing daily in-bound commutes.

Policy 2.2.1.1(c) states that the Official Plan will accommodate development that provides a full range of housing opportunities for *Downtown* workers and reduces demand for in-bound commuting.

Policy 2.2.1.4 states that a full range of housing opportunities will be encouraged through residential intensification in the *Mixed Use Areas of Downtown*.

Chapter 3 - Building a Successful City

Section 3.1.1 - The Public Realm

Policy 3.1.1.1 states that public realm is comprised of all public and private spaces to which the public has access, including streets, sidewalks, boulevards, open space areas, parks, and public buildings.

Policy 3.1.1.2 states that the public realm will provide the organizing framework and setting for development and foster complete, well-connected walkable communities and employment areas. The public realm will also contribute to the identity and physical character of the City and its neighbourhoods.

Policy 3.1.1.6 states that city streets are significant public open spaces. Design of streets require: balancing the needs and priorities of the various users and uses; improving the quality and convenience of active transportation; providing amenities such as view corridors, sky view and sunlight; and serving as community destinations and public gathering places.

Policy 3.1.1.13 states that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities.

Policy 3.1.1.16 states that all development will prioritize the preservation, long-term growth, and numerical increase of trees, and new development proposals must demonstrate how this will be achieved.

Section 3.1.2 - Built Form

Policy 3.1.2.1 states that development will be located and organized to fit within its existing and planned context.

Policy 3.1.2.2. states that development will provide accessible open space, where appropriate and Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

Policy 3.1.2.4 requires new development to locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas and utilities to minimize

their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties.

Policy 3.1.2.5 requires development be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm.

Policy 3.1.2.6 requires new development to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm.

Policy 3.1.2.7 refers to transition in scale being incorporated within the development site.

Policy 3.1.2.11 states that new indoor and outdoor shared amenity spaces provided as part of multi-unit residential developments are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.

Section 3.1.3 Built Form - Building Types

Mid-Rise Buildings

Policy 3.1.3.4(a) states that mid-rise buildings will have heights generally no greater than the width of the right-of-way that it fronts onto.

Policy 3.1.3.4(b) requires that mid-rise buildings maintain street proportion and skyviews from the public realm by stepping back massing generally at a height equal to 80% of the adjacent right-of-way width.

Policy 3.1.3.4(c) requires that mid-rise buildings be designed to allow for daylight and privacy for ground floor oriented units.

Policy 3.1.3.6 requires mid-rise buildings on deep sites to provide and frame accessible and well-proportioned open spaces that have access to sunlight and daylight.

Tall Buildings

Policy 3.1.3.7 states that tall buildings are generally greater in height than the width of the adjacent right-of-way.

Policy 3.1.3.8 states that tall buildings should be typically comprised of a base, tower, and a top.

Policy 3.1.3.10 states that the tower portion of tall buildings should be designed to mitigate visual, shadow, and wind impacts; while maximizing privacy, sunlight, and skyviews.

Policy 3.1.3.11 states that the tower portion of tall buildings should be designed to mitigate impacts through setbacks, separation distances, street orientation, and compact floor plates and balconies.

Policy 3.2.1 Housing

Policy 3.2.1 provides policy direction with respect to housing. Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: social housing, shared and/or congregate-living housing arrangements.

Chapter 4 – Land Use Designations

Policy 4.5 Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 18 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings.

Policy 4.5.2(c) states development will locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights, particularly lower scale *Neighbourhoods*.

Policy 4.5.2(d) states development will locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;

Policy 4.5.2(e) states development will frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Policy 4.5.2(i) refers to development that will provide an adequate supply of parking for residents and visitors; and in Policy 4.5.2(j) development will locate and screen service areas, ramps, and garbage storage to minimize impact on adjacent streets and residences.

Policy 4.5.2(k) also refers to development that will provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5 – Implementation

Policy 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a project that is greater than the zoning by-law would otherwise permit in return for community benefits. The Official Plan Policy 5.1.1.1 and City Council's approved Section 37 protocol requires that the proposed development represent good planning and meet a minimum size requirement of 10,000 square metres and an increase in density of at least 1,500 square metres.

Policy 5.6 Interpretation

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making and in Policy 5.6.1.1 that policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

Official Plan Amendment 406 -The Downtown Plan

Official Plan Amendment 406 (the "Downtown Plan") was adopted by City Council May 22, 2018 and approved by the Ministry on June 5, 2019. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. It applies to all applications deemed complete after June 5, 2019. This application was deemed complete October 6, 2020 and as such the Plan is in full force and effect for this application.

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.

The Downtown Plan can be found here:

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

OPA 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the LPAT following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

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

Zoning

Under Zoning By-law 438-86, the site is zoned CR T2.0 C1.0 R1.5 with a maximum height of 14 metres. Under Zoning By-law 569-2013, the site is zoned CR 2.0 (c1.0; r1.5) SS2 (x1917) with a maximum height of 14 metres. Both zone designations permit a wide range of residential, commercial, and institutional uses, at these maximum gross floor area ("GFA") limits: non-residential GFA equal to 1 times the site area, residential GFA equal to 1.5 times the site area, and a combined GFA of 2 times the site area. Additional geographic-based performance standards for CR zones also exist in Zoning By-law 569-2013; these are Development Standard Sets 1, 2, and 3. The site is subject to Development Standard Set 2, which sets out requirements for matters including setbacks, front angular plane, wall-to-wall separation distances, and permitted projections into required setbacks.

Under Zoning By-law 569-2013, as modified by OPA 352, the site is subject to tower setback performance standards. Tower setbacks are required for portions of a building that are higher than 24 metres; the proposal is for a 28.1 metre high building (not including mechanical equipment or structures).

The site is also subject to Exceptions CR 1917 and CR 2, which encompass certain permissions and site specific provisions, including: parking rates by dwelling unit-

bedroom type; regulation of parking facilities for rooming houses; parking requirements for social housing; prohibition of commercial parking garages or private commercial garages; prohibition of vehicle-related uses; and restrictions on non-residential gross floor area.

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>

Design Guidelines

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

Avenues and Mid-rise Buildings Study and Performance Standards

Though not a traditional mid-rise building, the design and massing of the proposed 9-storey building was informed by the direction of the Mid-Rise Building 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 Study can be found at:

[https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/.](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 (2016), 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.

The Addendum recommends that the Performance Standards apply to evaluate mid-rise developments on *Mixed Use Areas*-designated sites that front onto Major Streets with planned width of at least 20 metres, as shown on Map 3 of the Official Plan. The

addendum further states that the Performance Standards are flexible, their importance varies by site, and the measure of its effectiveness is whether it achieves the relevant and appropriate goals and principles in the Official Plan.

Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bqrd/backgroundfile-92537.pdf>

The Avenues and Mid-Rise Building Study Performance Standards and its Addendum will be referred to in the following sections of the report, as the "Mid-Rise Performance Standards."

Other guidelines

Other guidelines that are relevant to the review of this application include:

- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings:

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on March 26, 2021.

COMMUNITY CONSULTATION

Community Consultation Meeting

A virtual community meeting was held on December 15, 2020 and attended by approximately 17 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the original building proposal. Following the presentations, City staff led a town hall format question and answer period. The attendees asked questions and expressed a number of comments, issues and concerns, including:

- Need for traffic calming on Poulett Street, especially with new residents moving into the area;
- Poulett Street roadway needs repair to the damage caused by loading traffic to storefront businesses;
- Timeline for construction and demolition;
- Servicing capacity and flood risk from construction and the development itself.
- Concerns with traffic and noise impacts from an outdoor loading space;
- Lack of space for on-site landscaping fronting onto Poulett Street;

- Poulett Street needs public realm improvements, particularly trees and landscaping;
- Ground-oriented residential along Poulett Street;
- Need to evaluate the development on its shadow and balcony overlook impacts;
- Aligning the locations of residential entrances on Poulett Street and Parliament Street; and
- Support was expressed for features of the development: purpose-built rental housing, soil cells, courtyards, among other(s).

COMMENTS

Planning Act

The *Planning Act* governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act* and requires that municipalities, when carrying out their responsibility under this Act regard shall be had to matters of provincial interest including:

- (a) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (b) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (c) the orderly development of safe and healthy communities;
- (d) the adequate provision of a full range of housing, including affordable housing;
- (e) the appropriate location of growth and development; and
- (f) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development has regard to the relevant matters of provincial interest. These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement (2020)

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020) as follows.

- Policy 1.1.1(b) refers to healthy communities accommodating an appropriate affordable and market-based range and mix of residential uses. Policy 1.4.3 references an appropriate range and mix of housing options and densities and in (a) establishing minimum targets for affordable to low and moderate income households and in (f) establishing development standards for residential intensification.

The proposal provides purpose-built rental housing, comprised of a mix of unit types including 14% three-bedroom units and 35% four-bedroom units. .

- Policy 1.1.3.3 states planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment. Furthermore, Policy 1.6.7.4 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 Downtown Plan, has identified the area where the site is situated in, as suitable for intensification. The site is within a 500 metres radius to a planned subway station at Moss Park; and in walking distance to a streetcar route on Queen Street East.

- Policy 1.1.3.4 refers to promoting appropriate development standards which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Policy 1.7.1 states that place-making through well-designed built form, supports long-term economic prosperity.

The proposal has been modified through the application review process, to shape the building massing to be compact and sensitive to adjacent built form. The proposal has also adapted to provide a better quality of life within the development, including relocating bicycle parking spaces closer to the bicycle stair ramp, and allocating a greater proportion of the outdoor amenity space towards usable and programmable space instead of landscaped area.

- Policy 1.5.1(a) states that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

The proposal has been modified through the application review process, to create street frontages that animate both Parliament Street and Poulett Street and facilitate pedestrian movements along Parliament Street.

It is City Planning staff's opinion that the application is consistent with the PPS. The applicable Official Plan policies and relevant guidelines and their link in assessing PPS consistency is examined in the sections below.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

Section 2.2.1.4 states that the Growth Plan (2020) policies will support the achievement of complete communities that:

- Feature a diverse mix of land uses including residential and employment uses and access to local amenities (Policy 2.2.1.4(a)).

The proposal provides a mix of residential and commercial-retail uses; the latter will not only serve residents of the development but also residents and visitors to the Parliament Street area.

- Provide a diverse range and mix of housing options for diverse demographics (Policy 2.2.1.4(c)). This policy is supported by Policy 2.2.6.3, which directs municipalities to consider use of available tools to require multi-unit residential developments to incorporate a mix of unit sizes.

The proposal provides purpose-built rental dwelling units with different bedroom types, including 10 three-bedroom units (14%) and 24 four-bedroom units (35%). ..

- Provide for a more compact built form, and a vibrant public realm (Policy 2.2.1.4(e)). Moreover, Policy 2.2.2.3(b) instructs municipalities to plan for achieving intensification in delineated built-up areas, and identify an appropriate type and scale of development and transition of built form to adjacencies.

The proposal has been modified through the application review process, such that an appropriate development type and scale and built form transition has been achieved.

In implementing these policies, Growth Plan (2020) Policy 5.2.5.6 states municipalities are 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. As such, the City's Official Plan and design guidelines have direct relevance for assessing Growth Plan (2020) conformity.

It is City Planning staff's opinion that the application conforms with the Growth Plan. The applicable Official Plan policies and relevant guidelines and their link in assessing Growth Plan (2020) conformity is examined in the sections below.

Land Use

This application has been reviewed against the Official Plan policies and the Downtown Plan policies described in the Policy Consideration Section of the Report. The site is designated in the Official Plan as *Mixed Use Areas*, which is composed of a broad

range of uses including commercial and residential in single or mixed use buildings (Policy 4.5.1).

The Downtown Plan gives greater certainty and clarity to how development will occur on *Mixed Use Areas*-designated lands in the Downtown; it does this by categorizing such lands into 4 sub-designations. The site is located within the sub-designation called *Mixed Use Areas 3 - Main Street*; development in *Mixed Use Areas 3* is encouraged to include configurations such as retail and service commercial at grade and residential above (Policy 6.29). Moreover, map 41-5 of the Downtown Plan depicts commercial main streets that contribute to Downtown's vibrant and walkable neighbourhoods; these are known as Priority Retail Streets. Where development fronts onto a Priority Retail Street, it is required to include only retail and service commercial space along its frontage, with an exception for lobbies.

The proposal will include 128.8 square metres of commercial/retail wholly located at ground level and fronting onto Parliament Street, a designated Priority Retail Street. Most of the building frontage on Parliament Street is occupied by commercial/retail gross floor area, with the remainder allocated for a residential entrance and mail-room. Floors 2 to 9 are dedicated to residential uses. The proposed land uses conform with the Downtown Plan and applicable Official Plan and provincial policies.

Residential Unit Mix

The Downtown Plan includes policies to sensitively intensify lands designated *Mixed Use Areas* (Policy 4.1) and achieve a balanced mix of unit types and to support the creation of housing suitable for families (Policies 11.1.1 to 11.1.3). The Downtown Plan requires that developments containing more than 80 residential units include a minimum of 15% two-bedroom units, 10% three-bedroom units, and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to two- and three-bedroom units through accessible or adaptable design measures. The Growing-Up Guidelines provide similar guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

While the proposal does not contain more than 80 dwelling units, it seeks to provide 10 three-bedroom units (14%), and 24 four-bedroom units (35%); there will also be 35 studio units (51%). The percentage of units that are two-bedroom, three-bedroom, and convertible to two- and three-bedrooms where a development contains 80 or more dwelling units as prescribed in Downtown Plan, will be secured in the amending by-law to the Zoning By-law.

The proposed unit mix supports the unit mix objectives of the Growing Up Guidelines, Downtown Plan and applicable Official Plan and provincial policies to accommodate a range of households including families with children.

Density, Height, Massing

This application has been reviewed against the built form policies of the Official Plan and the Downtown Plan, applicable design guidelines, and applicable Zoning By-law performance standards, as described in the Policy Consideration Section of the Report.

The proposed building has a height of 28.1 metres to the top of the 9th floor, plus an additional 2.9 metres of mechanical structures and equipment. The proposal is considered a tall building in accordance with Official Plan Policies 3.1.3.4(a) and 3.1.3.7, as the height of the proposal is greater than the 20 metre width of the Parliament Street right-of-way. Furthermore, Zoning By-law no. 569-2013, as amended by OPA 352, defines a "tower" to be the enclosed portions of a building that enclose an entire storey(s) that exceed 24 metres in height.

The transition of the proposal within the site and to adjacencies, has been assessed with and informed by Zoning Bylaw 569-2013 and the Mid-Rise Performance Standards.

The proposal has been stepbacked such that separation to the rear lot line increases with each ascending storey, such that the massing (except balconies and screens) are within the 45-degree rear angular plane. The rear angular plane starts from the ground, at the lot line of the property on the opposite side of Poulett Street. Moreover, the separation distance between the proposal and the adjacent *Neighbourhoods-*designated lands on the west side of Poulett Street, inclusive of Poulett Street right-of-way width, is 12.14 metres at the ground floor and increases to 28.01 metres at the 9th floor.

The building facing Parliament Street stepbacks to meet a 45-degree angular plane, starting at a height of 16 metres with some projections. Notwithstanding the projections, the proposal meets a key objective of the Mid-Rise Performance Standards, by providing a combined 5 hours of sunlight on both sidewalks of Parliament Street during the Spring and Autumn equinoxes. The proposal maintains over 3 hours of sunlight on the front abutting sidewalk on the west side of Parliament Street and over 5 hours of sunlight on the sidewalk of the east side.

Additionally, the proposal responds to the Mid-Rise Performance Standards by way of a 1.0 metre stepback at the 4th floor, which combined with a 6.0 metres wide sidewalk zone (curb to building façade) along the west side of Parliament Street, introduces a pedestrian-oriented public realm that connects with the ridgelines of existing low-rise retail buildings along Parliament Street.

At the 9th floor, the proposal steps back 5.5 metres from both side lot lines; at the 8th floor, side stepbacks vary from 0 to 2.67 to 5.58 metres. The proposed side stepbacks achieve a degree of skyview and sunlight and articulated mass on Parliament and Poulett Streets. Side stepbacks also help to mitigate privacy and overlook for adjacent properties.

The proposal meets the intent of the built form policies of the Downtown Plan and Official Plan that require fit and transition to the public realm and the existing/planned built form context. Given the existing and the planned context for the subject property and the surrounding area, the density, height and massing proposed by the applicant is appropriate.

Shadow

As shown in the revised shadow study dated October 1, 2021 and prepared by Studio JCI, the proposal will cast shadows on the surrounding streets and sidewalks, as well as neighbouring properties, at various times throughout the year. It is noted that the proposal maintains 3 hours of sunlight on the abutting sidewalk on the west side of Parliament Street and over 5 hours of sunlight on the sidewalk of the east side of Parliament Street, which exceeds the recommendations in the Mid-Rise Performance Standards.

The large, vacant land parcel on the east side of Parliament Street, directly opposite the subject site, is anticipated to be the site for a new school under the Toronto Catholic District School Board ("TCDSB"). The shadow study indicates that there will be no shadowing on the TCDSB site until around 3:18pm during the Spring and Autumn equinoxes; with respect to limiting shadow impacts on school yards, staff find these shadow impacts acceptable.

Planning staff find the level of shadow impact generated by the revised proposal to be acceptable.

Wind

The wind impacts of the proposal are detailed by RWDI, in the revised Pedestrian Level Wind Study dated November 12, 2021, and the March 1, 2021 addendum to the original Pedestrian Level Wind study dated August 6, 2020. The studies concluded that there are no anticipated significant negative impacts to the Parliament and Poulett Street sidewalks and frontages as a result of the proposal; within the development and adjacent north property, there will be uncomfortable wind conditions during the winter (November to April) that can be mitigated with certain measures. During the summer (May to October), the amenity spaces of the proposal will have strolling/walking wind conditions, it is recommended that measures be implemented to allow sitting and standing activity-level wind conditions: These mitigation measures for both summer and winter include: recessed retail entrances and/or canopies along the Parliament Street frontage, tall porous screens, canopies, and/or trees at the northwest corner of the site; wind screens on the 9th floor outdoor amenity spaces; canopies and trellises on the north outdoor courtyard, and screens on private terraces.

Planning staff accept the studies' conclusions and the measures to lessen wind conditions resulting from the proposed development. The proposal will be subject to

further assessment during the Site Plan Control process for more detailed modeling and mitigation and design strategies.

Amenity Spaces

The Official Plan requires through its Built Form Policy 3.1.2.11 and *Mixed Use Areas* Policy 4.5.2(k) that multi-unit residential developments provide new indoor and outdoor amenity spaces that meets the seasonal and year-round needs of a diverse resident demographic. The Downtown Plan requires design of amenity spaces to be functional and sensitive to the needs of its users (Policy 9.31 to 9.33) and encourages the provision of pet amenity areas. These requirements are implemented through Zoning By-law 569-2013, which requires a minimum of 4.0 square metres (of which at least 2.0 square metres must be indoor).

The proposal includes both indoor and outdoor amenity space. The proposal is for a total of 163.0 square metres (2.36 square metres per dwelling unit) of indoor and 249.8 square metres (3.62 square metres per dwelling unit) of outdoor space proposed for a total of 412.8 square metres (5.98 square metres per dwelling unit). The indoor amenity space is located on the 9th floor, except for a pet wash room on the ground floor. The outdoor amenity space is in the form of terraces on the 9th floor, and two courtyards located at the north and south sides of the building, on the ground floor and 2nd floor respectively. The amenity space has been designed so that the indoor space is adjacent to the outdoor space. The amenity space has been located and sized to be programmed and used by a variety of users, including pet owners. The proposed indoor and outdoor amenity space provision is appropriate.

Streetscape

For development in the Downtown, Official Plan Policy 2.2.1.11 refers to street improvements to enhance the pedestrian environment. This is expanded on by Public Realm Policy 3.1.1.6 which refer, among other things, to a Complete Streets approach and in Policy 3.1.1.13 that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages. Downtown Policy 9.1.2 refers to development being encouraged to contribute to liveability by improving the public realm. The proposal provides for a 6.0 metre wide sidewalk zone (building face to street curb) on Parliament Street, incorporating 4 new street trees.

The proposal also implements Official Plan Policy 3.1.2.4, by mitigating impacts of service and ancillary functions and structures on the streetscape. The proposal consolidates curb cuts for service and parking access on Poulett Street and provides a new street tree and soft landscaping planted in the rear setback

Streetscaping on the Parliament and the Poulett Street frontages will be refined and finalized through the Site Plan Control application process.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted with the application and has been reviewed by Transportation Services staff. Vehicular access and egress to the site would be from Poulett Street with passenger vehicles entering and leaving in a forward motion, and loading traffic leaving in a backwards motion assisted by a flagperson. The proposed development would provide vehicular parking in a one-level underground parking garage with loading at-grade within the ground level. The proposal includes 10 parking spaces (2 car-share, 4 visitor, and 4 resident), 78 bicycle parking spaces (8 short term and 70 long term), and 1 Type G loading space. The proposed parking and loading space are acceptable and have been incorporated into the implementing draft by-law.

Servicing

The applicant has submitted Functional Servicing and Stormwater Management Reports dated November 2020, by Lithos Group. Engineering and Construction Services. Staff have reviewed the submitted materials and require a number of revisions. Prior to the enactment of bills, revisions are required as stated in the memorandum from Engineering and Construction Services dated January 6, 2021. The provision of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, should it be determined that upgrades are required to the infrastructure to support this development, will be at the cost of the applicant. Detailed functional servicing and stormwater management plans, and agreements, as necessary, will be entered into as part of the Site Plan Control application.

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.

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

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Parks, Forestry and Recreation staff have also commented on the need to provide on-site dog relief stations to help alleviate the pressure on neighbourhood parks.

Heritage

The site is not identified in the City of Toronto's Heritage Register, and Heritage Planning staff has stated there is no cultural heritage value in the existing building on the site.

The site is adjacent to the Cabbagetown Southwest Heritage Conservation District ("HCD") study that is under review by Heritage Planning staff. The eastern boundary of the HCD study is Poulett Street, and the site abuts the east side of Poulett Street.

Tree Preservation

An Arborist Report and Tree Preservation Report was submitted by the applicant. The report indicates there are three by-law regulated privately-owned trees proposed for removal. Urban Forestry requires the submission of an application to remove these trees with no guarantee that a permit will be issued.

Urban Forestry has also commented that at the time of Site Plan application, the applicant needs to provide revisions and information that among other things addresses adequate spacing between new street trees, tree opening configuration, soil trench configuration, and potential conflicts with utility assets.

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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

Section 37

The Official Plan contains policies pertaining to the municipalities permitting increases in height and/or density in return for the provision of community benefits, pursuant to Section 37 of the *Planning Act*. The Official Plan Policy 5.1.1.1 and City Council's approved Section 37 protocol requires that the proposed development represent good planning and meet a minimum size requirement of 10,000 square metres and an increase in density of at least 1,500 square metres.

The proposal does not meet the minimize size requirements laid out in Policy 5.1.1.1, and therefore Section 37 benefits do not apply in the case of the proposed application.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Greenbelt Plan (2017) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the intent of the Toronto Official Plan, particularly as it relates to intensification in the Downtown, which is a designated growth area; a contextually appropriate built form with no significant net-new shadows on the public realm and *Neighbourhoods*-designated lands; and the introduction of varied family-size options in the form of rental-tenure housing. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE



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

ATTACHMENTS

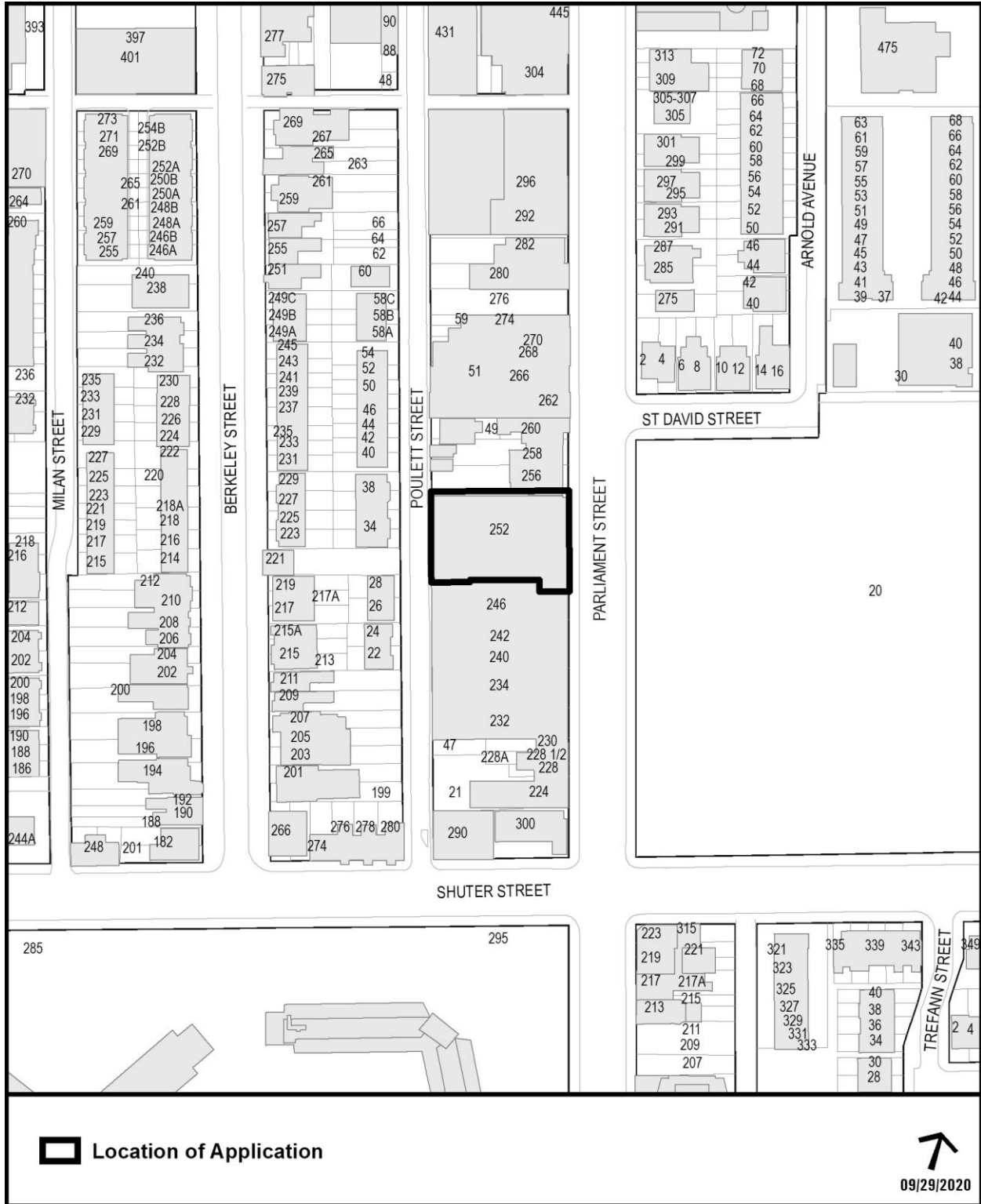
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Table of setbacks by floor in the Current Proposal
- Attachment 3: Application Data Sheet
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft 569-2013 Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: East Elevation

Attachment 1: Location Map



Attachment 2: Table of setbacks by floor in the Current Proposal

The proposed building has setbacks that vary across from floor(s) to floor(s) and even vary along the same building face. The table below summarizes the building setbacks in all cardinal directions; where a building face has multiple, different setbacks, it is shown as a range.

Property Line	Proposed Setback
North	<ul style="list-style-type: none"> • 0 to 5.65 metres (ground floor to 5th floor) • 0 to 5.54 metres (6th to 7th floors) • 2.67 to 5.55 metres (8th floor) • 5.5 to 5.54 metres (9th floor)
East	<ul style="list-style-type: none"> • 3.10 to 3.16 metres (ground floor to 3rd floor) • 4.10 to 4.16 metres (4th to 6th floor) • 5.60 to 5.66 metres (7th floor) • 7.16 metres (8th floor) • 8.50 to 8.56 metres (9th floor)
South	<ul style="list-style-type: none"> • 0 metres (ground floor - lower and upper levels) • 0 to 5.71 metres (2nd to 7th floors) • 0 to 5.58 metres (8th floor) • 5.5 to 5.57 metres (9th floor)
West	<ul style="list-style-type: none"> • 3.0 to 3.17 metres (ground floor to 3rd floor inclusive) • 4.2 to 4.37 metres (4th floor) • 7.1 to 7.27 metres (5th floor) • 10 to 10.17 metres (6th floor) • 12.9 to 13.07 metres (7th floor) • 15.8 to 15.97 metres (8th floor) • 18.7 to 18.87 metres (9th floor)

Attachment 3: Application Data Sheet

Municipal Address: 252 PARLIAMENT STREET Date Received: September 1, 2020

Application Number: 20 188489 STE 13 OZ

Application Type: Rezoning

Project Description: Proposal for a 9-storey mixed-use building, consisting of 69 dwelling units, 5121.5 square metres of residential GFA, and 128.8 square metres of at-grade commercial/retail space.

Applicant	Agent	Architect	Owner
ANDRE ROBICHAUD		Studio JCI	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:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,114.1 Frontage (m): 29 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,086		963.9781.6 <u>(ground - lower level)</u>	963.9781.6 <u>(ground - lower level)</u>
Residential GFA (sq m):			5121.5	5121.5
Non-Residential GFA (sq m):	1,086		128.8	128.8
Total GFA (sq m):	1,086		5250.3	5250.3
Height - Storeys:	1		9	9
Height - Metres:	5		28.1	28.1

Lot Coverage Ratio 58.570.15 Floor Space Index: 4.71
 (%): (ground - lower level)

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	<u>49884987.7</u>	133.5
Retail GFA:	128.8	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			69	69
Freehold:				
Condominium:				
Other:				
Total Units:			69	69

Total Residential Units by Size

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
Retained:					
Proposed:	35			24	10
Total Units:	35			24	10

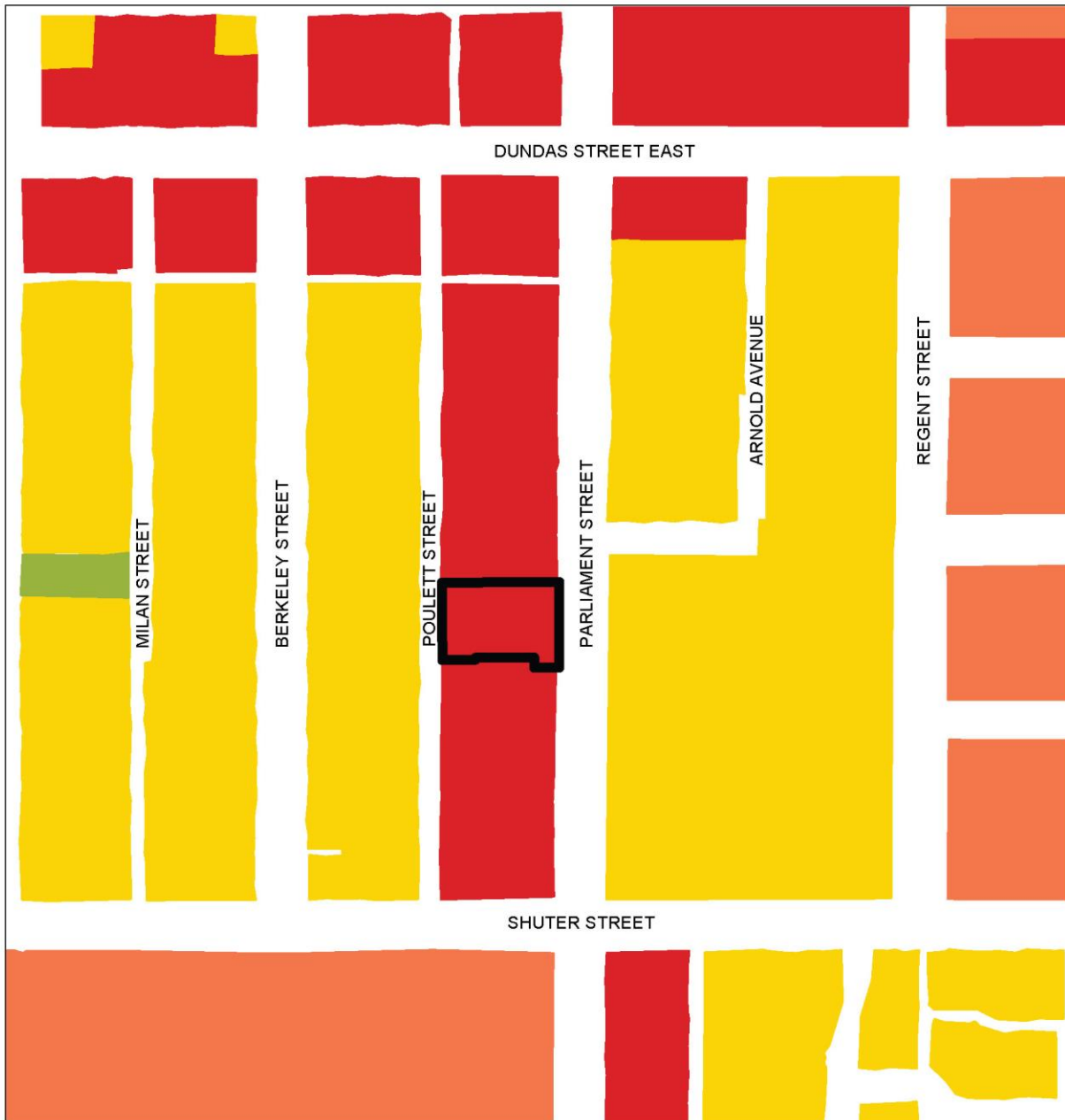
Parking and Loading

Parking Spaces: 10 Bicycle Parking Spaces: 78 Loading Docks: 1

CONTACT:

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 416-338-3004
 Jason.Xie@toronto.ca





Attachment 4: Official Plan Land Use 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 5: Existing 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

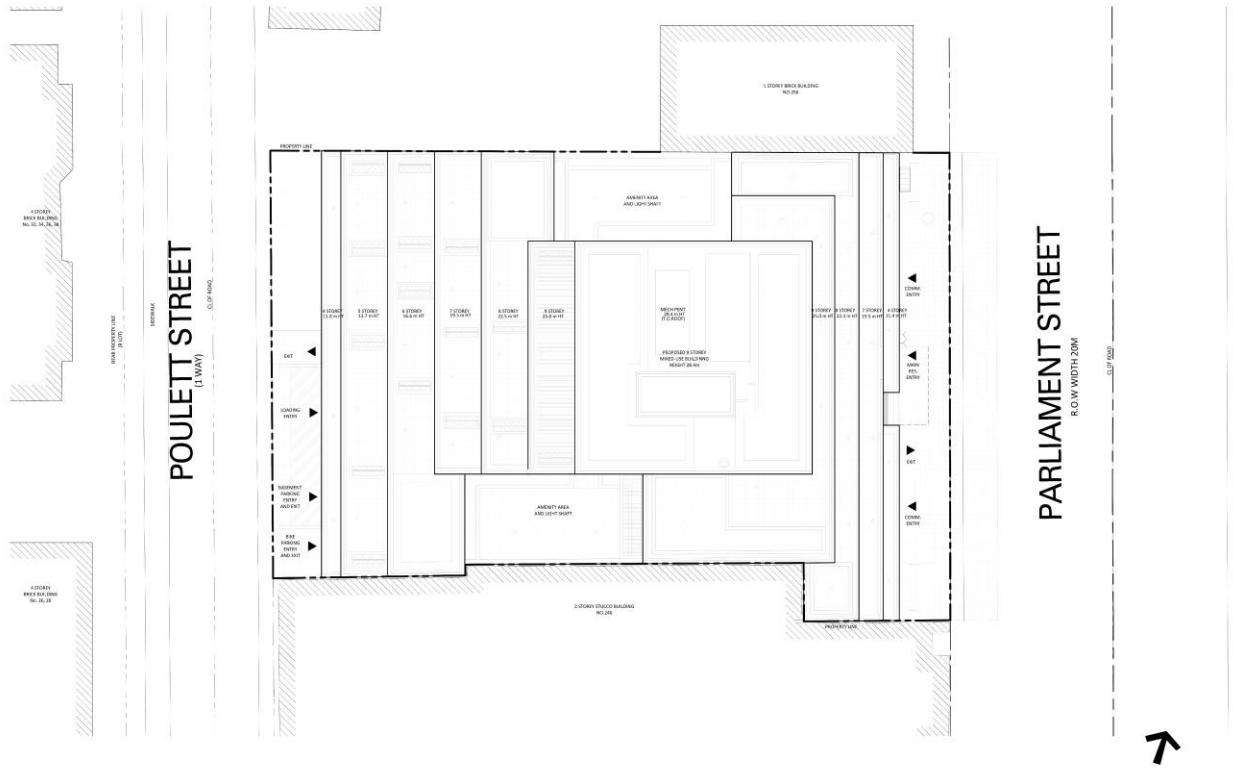


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 Extracted: 10/19/2020

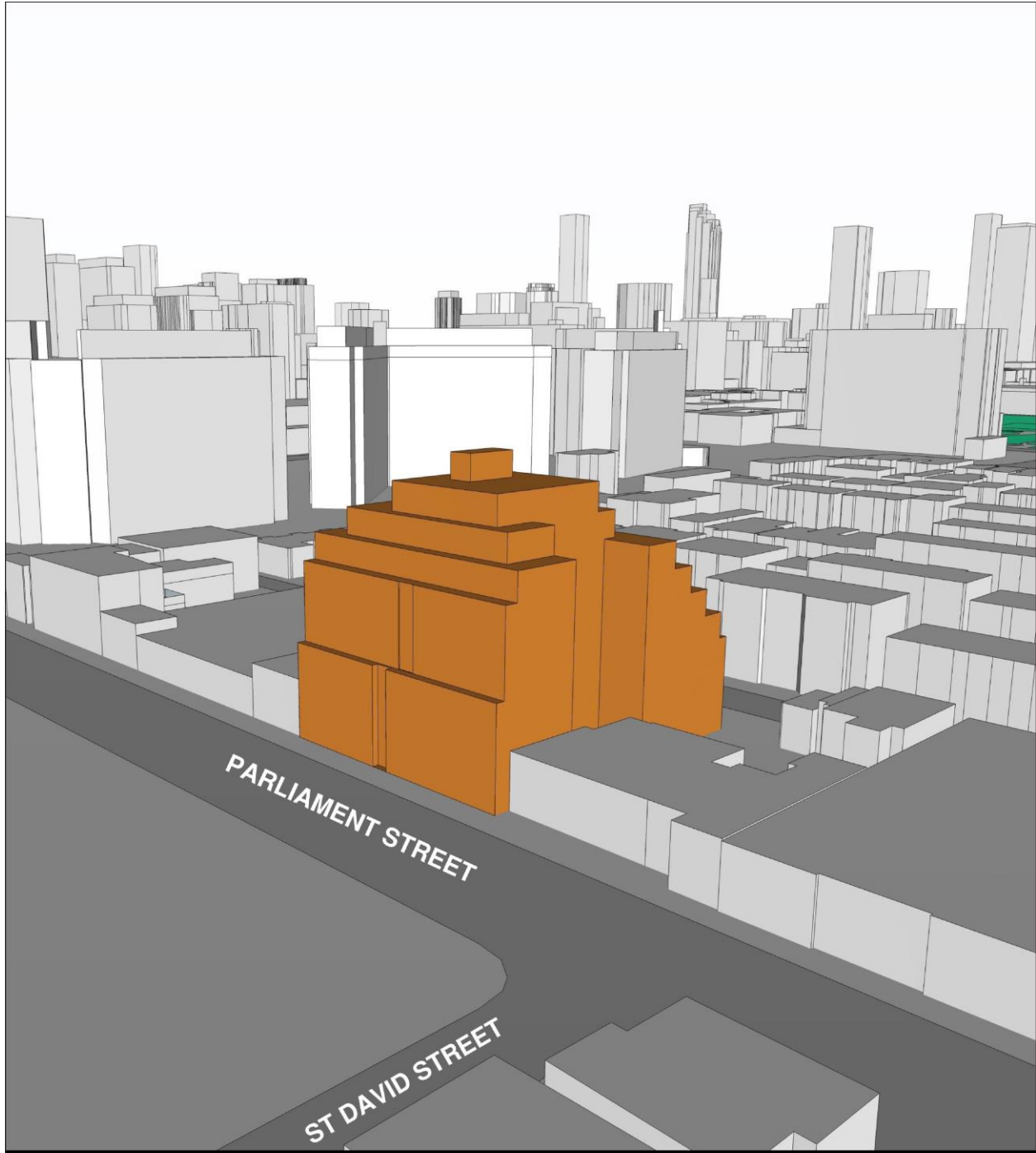
Attachment 6: Draft 569-2013 Zoning By-law Amendment

To be provided prior to Toronto East York Community Council meeting

Attachment 7: Site Plan



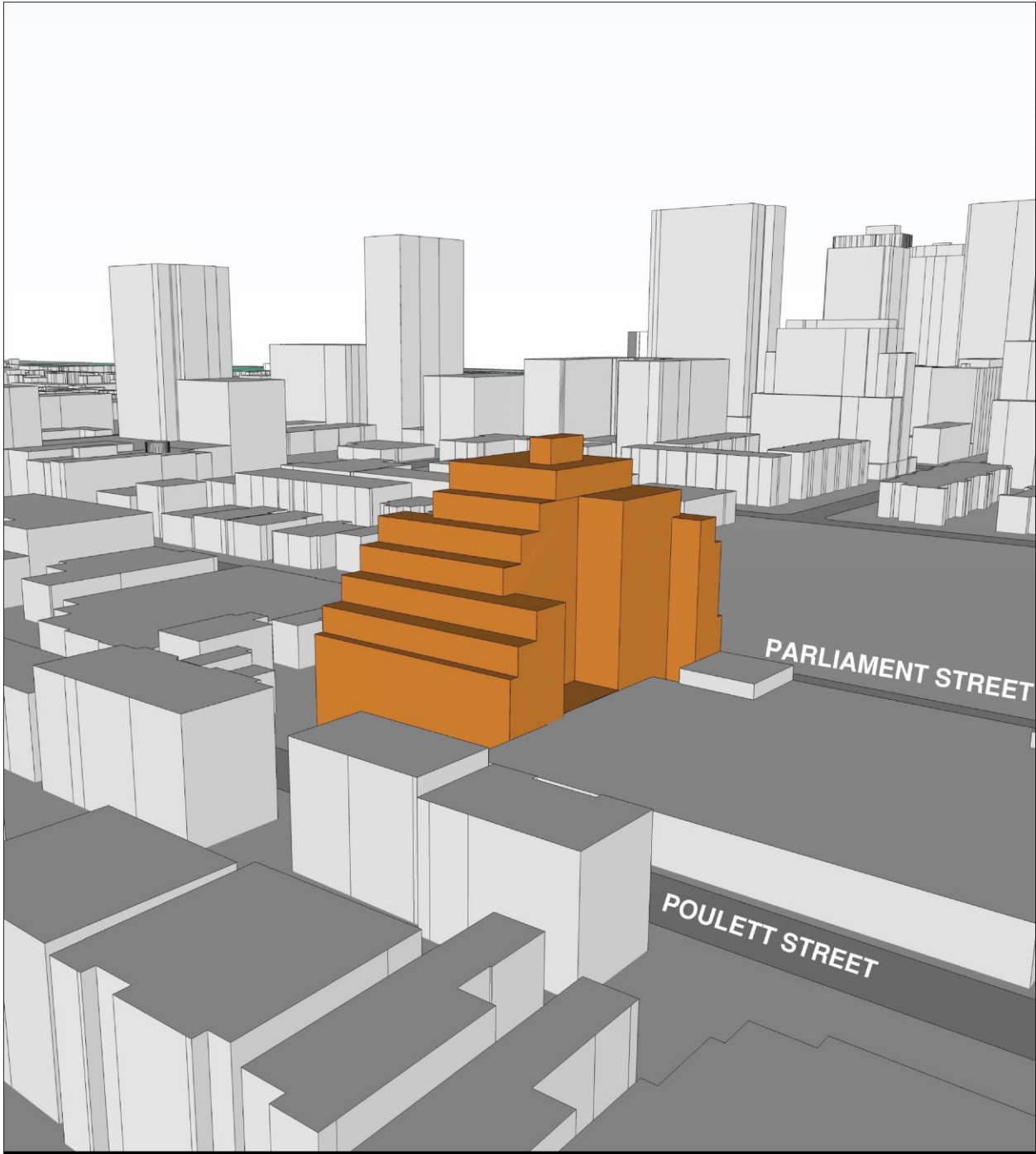
Attachment 8: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



01/13/2022

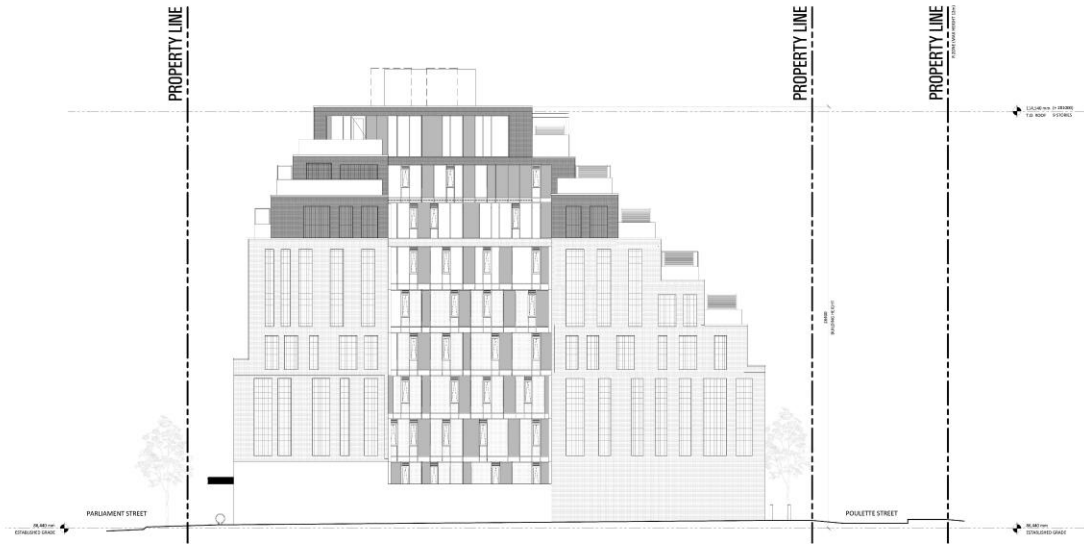


View of Applicant's Proposal Looking Southwest



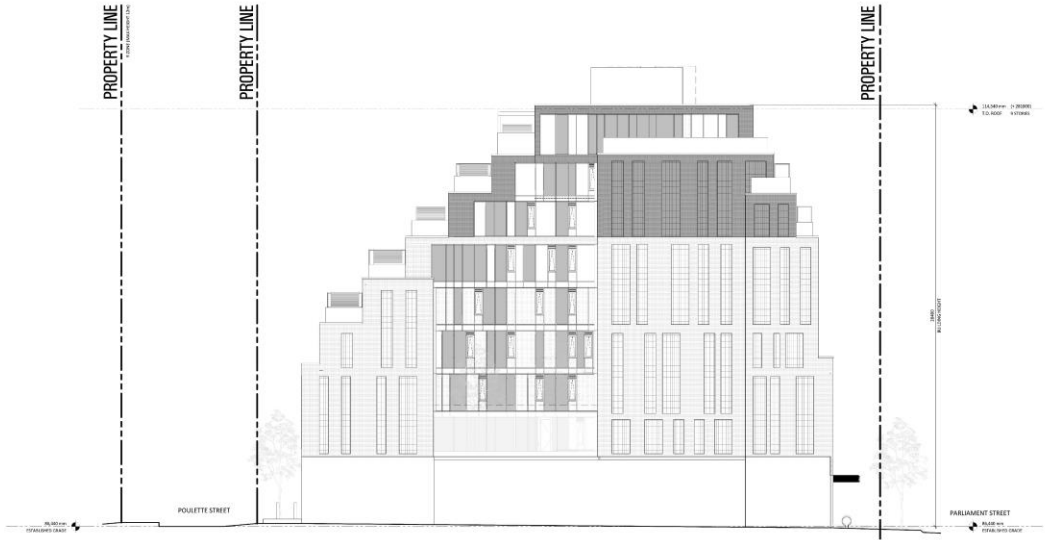
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Attachment 9: North Elevation



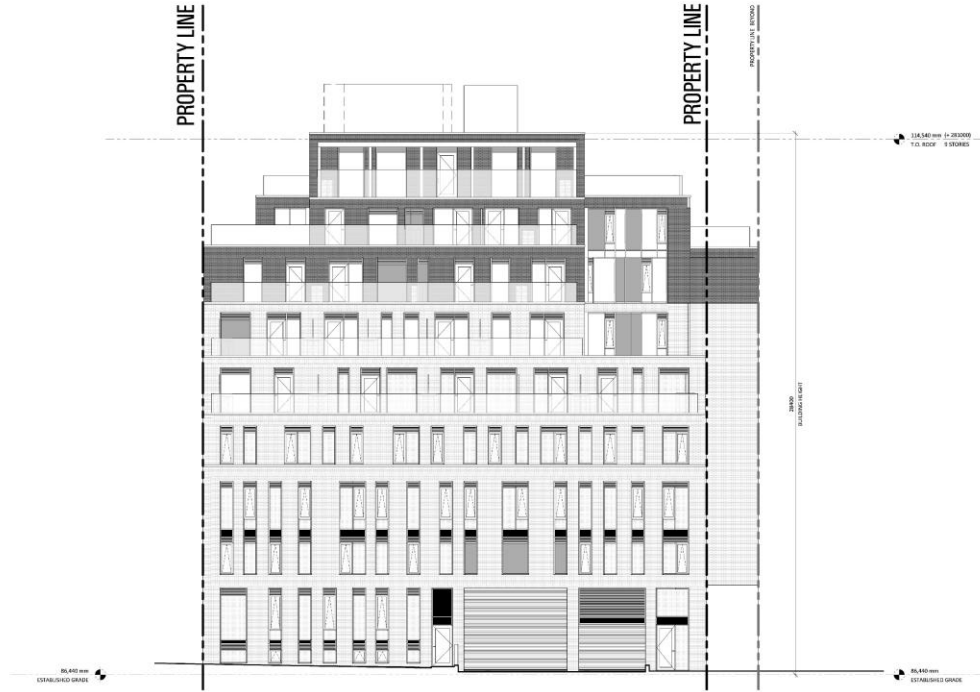
North Elevation

Attachment 10: South Elevation



South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: East Elevation



East Elevation