

517-523 Richmond Street East and 97-115 Berkeley Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: September 9, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 23 238365 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 45-storey (156 metres, including mechanical penthouse) mixed-use building at 517-523 Richmond Street East and 97-115 Berkeley Street. The proposal includes 656 dwelling units and approximately 718 square metres of non-residential gross floor area.

The site contains properties designated under Part IV of the Ontario Heritage Act located at 111 and 115 Berkeley Street and proposes the partial retention of the 2.5-storey semi-detached heritage buildings.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 517-523 Richmond Street East and 97-115 Berkeley Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the final location and configuration of the off-site parkland dedication to be acceptable to the General Manager, Parks, Forestry and Recreation and free and

clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks, Forestry and Recreation, to be conveyed prior to the issuance of the first above grade building permit; and

a. the location of the off-site parkland dedication to be generally located within the King-Parliament Secondary Plan boundary:

b. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;

c. in the event that the owner sufficiently demonstrates that they made reasonable commercial efforts to secure an acceptable off-site parkland dedication but were unable to do so, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and

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

4. City Council authorize the City Solicitor and appropriate City staff to take such steps, as required, to implement City Council's decision.

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

At its meeting of April 17 and 18, 2024, City Council stated its intention to designate the properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.16>

THE SITE

Description: The site is located at the southeast corner of Richmond Street East and Berkeley Street. The site is generally rectangular with an area of 3,463 square metres and frontages of 57.1 metres on Richmond Street East, 64.9 metres on Berkeley Street, and 44.1 metres on Worts Lane.

Existing Use: The site is currently occupied by a surface parking lot (97 and 105 Berkeley Street) that provides parking for the two-storey office and commercial building (517 and 523 Richmond Street East), and a two-storey semi-detached building (111 and 115 Berkeley Street) located at the southeast corner of Richmond Street East and Berkeley Street.

Heritage: The properties located at 111 Berkeley Street and 115 Berkeley Street are designated under Part IV of the Ontario Heritage Act.

THE APPLICATION

Description: The application proposes to permit the construction of a 45-storey (156 metres in height, including mechanical penthouse) mixed use building that includes 41,594 square metres of residential gross floor area and 718 square metres of non-residential space located at grade.

Density: 12.22 times the area of the lot.

Dwelling Mix: A total of 660 dwelling units are proposed including 10 studio (1.5%), 482 one-bedroom (73%), 100 two-bedroom (15.2%) and 68 three-bedroom (10.3%) units.

Non-Residential Component: The proposal includes 718.2 square metres of ground floor retail space.

Access, Bicycle Parking, Vehicle Parking and Loading: Access to a 3-level underground garage, containing 161 vehicle parking spaces, is proposed from Worts Lane at the east side of the site and accessed via a ramp. Type 'B', Type 'C', and Type 'G'-loading spaces are proposed to be located on the ground floor and accessed from Worts Lane.

The proposed 670 bicycle parking spaces include 74 short term and 596 long term spaces, located on levels 1, 1 Mezzanine, and P1.

Additional Information: See the Attachments 1, 2, and 7 to 8 of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/517RichmondStE

Reasons for Application: The proposed land uses are permitted under the existing zoning provisions and require an amendment to Zoning By-law 569-2013 to vary performance standards including: gross floor area, building height and setbacks.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The site is located on lands within the Downtown and Central Waterfront area which is a Growth Centre in Provincial Policy and is designated Regeneration Areas in the [Official Plan](#). In Regeneration Areas, commercial, residential, live/work, institutional and light industrial uses can be mixed within the same block or even the same building.

Downtown Plan

The majority of the site is designated Mixed Use Areas 2 - Intermediate with the exception of the western portion of the site along the Berkeley Street frontage, which is designated Mixed Use Areas 4 - Local. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including mid-rise and some tall buildings. Development in Mixed Use Areas 4 will be low-rise scale, generally four storeys or less in height, which will be compatible with the existing physical character of the neighbourhood as well as the planned context.

Non-residential uses will be protected and promoted in the King-Parliament Secondary Plan Area, especially uses related to the culture sector.

The Downtown Secondary Plan can be found here:

<https://www.toronto.ca/wpcontent/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtownplan.pdf>.

King-Parliament Secondary Plan

The site is within Regeneration Area 'A' (Jarvis-Parliament), which is intended to accommodate significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work, and entertainment uses within new and existing buildings.

Berkely Street is identified as a Special Street with a small-scale and fine-grained character that is to be maintained and enhanced.

Official Plan Amendment 525 - King-Parliament Plan Review

On May 5, 2021, City Council approved the updated [King-Parliament Secondary Plan](#) and supplementary Zoning By-laws, which are under appeal to the Ontario Land Tribunal and are not yet in-force and effect for the site. Staff have considered the updated Plan for additional guidance with respect to the planned context.

The site is located in the Old Town Policy Area, which is intended to accommodate context-specific growth that is responsive to the form and scale of surrounding buildings, and will support a balance of residential, commercial and institutional uses.

Site and Area Specific Policy 517 - Downtown Tall Buildings

SASP 517 applies to the site and provides development criteria for tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 identifies that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and wind conditions on and around the subject site.

Zoning

The site is zoned Commercial Residential Employment (CRE) in Zoning By-law 569-2013, as amended. This zoning category permits a range of commercial and residential uses. Heights permitted on the site range from 12 to 32 metres. Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

As part of the King-Parliament Secondary Plan Review, City Council approved Old Town Policy area zoning by-law 393-2021 which would rezone the site to Commercial Residential (CR SS1 (x339)). The CR zoning category permits a range of commercial and residential uses with a maximum height of 12 metres along Berkeley Street and 72 metres for the rest of the site. By-law 393-2021 is under appeal to the Ontario Land Tribunal and is not yet in-force and effect. By-law 393-2021 can be found here: <https://www.toronto.ca/legdocs/bylaws/2021/law0393.pdf>

Airport Zoning Regulation - Helicopter Flight Path - By-law 2017

The westerly portion of the site is subject to the Airport Zoning Regulation for St. Michael's Hospital's easterly approach. Development on this site is required to be below and outside the Obstacle Limitation Surface identified in [By-law 1432-2017](#) and the Minister's Zoning Order O. Reg 10/24, to preserve a flight path for air ambulance and medical transport helicopters accessing these hospitals.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Downtown Tall Building Guidelines;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Heritage

The properties at 111-115 Berkeley Street are designated under Part IV, Section 29 of the Ontario Heritage Act. The property at 111 Berkeley Street (formerly known municipally as 111 and 113 Berkeley Street) contains a 2.5-storey, attached Bay-and-Gable type house-form building that was completed in 1881. The property at 115 Berkeley Street (formerly known municipally as 93 Berkeley, then 115 and 117 Berkeley) contains a Victorian 2.5-storey house form building completed in 1845. The original portion of the building is proposed to be retained in-situ. The rear (east) additions to the buildings will be removed to accommodate the new construction. The semi-detached buildings are proposed to be restored to their original appearance.

The [Parks Canada Standards and Guidelines](#) for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship, and conservation approaches for all listed and designated heritage resources within the City of Toronto.

Toronto Green Standard

The [Toronto Green Standard](#) (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on January 30, 2024. Approximately 11 people participated, as well as representatives on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Issues raised at the meeting, through written and verbal comments, include:

- support for the proposal;

- need for more open space and parkland;
- questions about the type of community benefits that will be provided;
- whether affordable housing units will be provided and level of affordability; and
- overall height of the proposal is too tall for the area and will result in negative shadow impacts.

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. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed residential and non-residential uses conform with the Regeneration Areas designation, the Mixed Use Areas 2 and 4 designations of the Downtown Plan, and the Regeneration 'A' policies of the King-Parliament Secondary Plan. The proposal provides an appropriate mix of uses on the site and are compatible with the adjacent uses.

The proposed gross floor area of 718 square metres of existing non-residential uses is an increase from the existing 505 square metres of retail and office use currently on the site. Staff find the proposed land use acceptable.

Airport Zoning Regulation - Helicopter Flight Path

The proposal is below the Obstacle Limitation Surface for St. Micheal's Hospital as identified in By-law 1432-2017 and more restrictive Minister's Zoning Order (MZO) O.Reg 10/24. The proposal and implementing By-law has been reviewed by the hospital's representatives and determined to be in conformity with MZO O.Reg 10/24 which ensure there are no intrusions into the helicopter flight paths.

Built Form

The proposal meets the intent of the Official Plan, the Downtown Plan, the King-Parliament Secondary Plan, and applicable Urban Design Guidelines with respect to built form and massing.

Base Building

The design of the proposed base building is acceptable and has been massed to respond to the existing and planned context of this site. The base building includes the partial retention of the heritage buildings at 111-115 Berkeley Street at the southeast corner of Richmond Street East and Berkeley Street.

The ground floor and base building components along Richmond Street East and Berkeley Street, have been set back from the property line to provide additional pedestrian space, areas for landscaping, and allow for the mature growth of trees along the street frontages. Along the north lot line fronting on Richmond Street East, a portion of the base building is set back between 3.1 to 4.6 metres to maintain a minimum setback of 6 metres from the curb to building face. A 4-storey streetwall with a height of 17 metres will contain non-residential space at grade. This height is compatible with the 5-storey streetwall height of the existing and planned context in the immediate area.

Along the east lot line fronting Worts Lane, the base building is set back 5.5 metres from the centreline of the lane with a height of 44 metres. Balconies are proposed to project on the east elevation of the base building. Balcony projections on the east elevation of the base building are not permitted, which is reflected in the draft zoning by-law, Attachment 5 of this report.

Along the west lot line fronting on Berkeley Street, a portion of the base building is set back between 12 and 14 metres to maintain a minimum 17.5 metres setback from the curb to building face. The base building proposes a 12 metres streetwall height with step backs of 0.5 metres at level 3 and 1.5 metres at level 5. The building steps back 5.5 metres on level 9 from the south property line at a height of 44 metres. The proposed base building height is generally consistent with the existing building to the south of the site at 95-95 Berkeley Street and 112-124 Parliament Street.

The proposal includes non-residential space fronting Richmond Street East, located within the new development and partially retained heritage buildings, providing animation to the street.

Tower

The tower is proposed to have a maximum height of 45-storeys (156 metres, including mechanical penthouse). The height is acceptable for the site and fits within the existing and planned context.

Above the base building, the tower is set back 10 metres from the east lot line fronting Worts Lane, 6.7 metres from the north lot line fronting Richmond Street East, 12 metres

from the east lot line fronting Berkeley Street, and approximately 16 metres from the south lot line. The height of the base building and tower setbacks are acceptable and responds to the heritage structures together with the step backs from the base to the tower component to reinforce the scale and prominence of the existing heritage buildings along with the significant intensification of the site.

The proposed tower separation distances are acceptable. The Tall Building Guidelines identify a minimum separation distance of 25 metres between towers. The tower will be set back 10 metres from the centreline of Worts Lane and 16.2 metres to the south lot line, which will provide acceptable space to the proposed tower at 130-134 Parliament Street and 529 Richmond Street East and the existing tower at 95-95 Berkeley Street and 112-124 Parliament Street, respectively.

The proposed tower floor plate is acceptable and varies between 816 to 855 square metres. The Tall Building Guidelines state that a tower floor plate should be limited to 750 square metres or less per floor. The Downtown Plan states that the tower floor plate will generally have a maximum of 750 square metres, and notes that increases may be appropriate where the impacts on wind and shadow are addressed. The proposed tower and base building have been massed to satisfy the intent of the Official Plan policy and respond to the existing and planned context of the area where similar tower floor plates and heights have been approved. The tower floor plates and building heights are also acceptable in conjunction with the overall proposal, including retention of the heritage semi-detached buildings, adequate separation distances, the enhanced and expanded public realm and landscaping on the site, and the limited impacts on surrounding sites.

Heritage Impact and Conservation Strategy

Staff are satisfied that the proposal to alter the designated heritage properties at 111-115 Berkeley Street, will conserve the cultural heritage values, attributes, and character of the heritage properties. Staff accept the proposed conservation and mitigation strategies for the site.

The heritage building facades, including in-situ retention of the original portions of the semi-detached buildings and restoration of the buildings to their original appearance. The entirety of the west elevations of 111-115 Berkeley Street and the north-east corner of the building at 115 Berkeley Street will be retained. The rear east elevation of the buildings are proposed to be removed to accommodate the new construction; however, they are not identified as heritage attributes. The tallest and highest intensity portions of the proposed development will be setback 14 metres from the Berkeley property line (west) and a small portion of the tower will cantilever 2 metres over the heritage buildings starting from level 4. Immediately to the south along the Berkeley Street frontage, a secondary residential entrance for the building is proposed in addition to a row of two-storey grade related units that complement the heritage buildings and maintain the low-scale character of the street.

The proposed conservation strategy is consistent with provincial policy and conforms with the Official Plan. A report from Heritage Planning for the required approvals under the Ontario Heritage Act is scheduled to be considered concurrently with this report by City Council.

Public Realm and Streetscape

City Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Downtown Secondary Plan, through the inclusion of street trees and animation of the street.

Along Richmond Street East where the existing heritage buildings are proposed to be retained, the development provides a minimum 2.1-metre pedestrian clearway which maintains the existing sidewalk zone. The base building will be set back a minimum of 6 to 6.7 metres from the curb to building face at grade and will cantilever above this space by approximately 1 and 1.2 metres from levels 2 to 4. This allows sufficient space for continuous tree planting along the sidewalk and bicycle parking. Along Berkeley Street where the existing heritage buildings are retained, the existing sidewalk zone of 6.5 metres will be maintained. The development also provides a setback between 12 and 14 metres from the property line to the base building which is proposed as a public open space accommodating trees, planters, and benches. This will allow sufficient space for continuous tree planting along the sidewalk as well as a mix of other planting in front of the proposed grade related units along Berkeley Street to enhance the character of this low-scale street. The proposed non-residential space on the ground floor provides an opportunity for animation along the Richmond Street East and Berkeley Street frontages.

There are 2 existing by-law regulated City-owned street trees within 6 metres of the site that are proposed to be preserved. No tree removals will be required to accommodate the proposed development. Additionally, 4 City-owned street trees are proposed within the Berkeley Street right of way, 9 private trees within the Berkeley Street and Richmond Street East right of ways, and 3 private trees southeast of the site.

Shadow

The proposal conforms with the policy direction of the Official Plan by ensuring that the development will limit shadows on the public realm, particularly during the spring and fall equinoxes. The building locations, massing, and heights have been designed to minimize shadow impacts on the public realm and adjacent sites. The shadow study submitted in support of the application indicates that the incremental shadows that would be cast on the areas surround the site would be largely within those that already exist or are permitted by current zoning permissions for the property. The shadow impact resulting from the proposal is acceptable.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The wind study indicates that most grade-level pedestrian wind-sensitive areas within and surrounding the development will be acceptable for the intended uses on a seasonal basis. The outdoor amenity areas on Levels 2 and 13 are predicted to be suitable for sitting and sedentary activities during the summer, and mixed standing and sitting conditions through the rest of the year without the requirement for mitigation, which is acceptable. The grade-level outdoor amenity and landscaped area on Berkeley Street will be comfortable for sitting during the summer, and a mix of sitting and standing into the shoulder seasons of spring and autumn. The retail entrances along Richmond Street East will be suitable for standing though summer and autumn and walking conditions during the winter and spring.

Access, Parking, Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and loading arrangements for this development. The application proposes a minimum of 161 vehicle parking spaces (151 residential, 9 visitor parking spaces, and 1 car share) including 7 accessible parking spaces. One Type 'G', one Type 'C', and one Type 'B' loading spaces are proposed.

Vehicular access to the site will be from Worts Lane abutting east of the site. Loading and staging is proposed at-grade and all parking will be located within the underground parking levels.

Transportation Services staff has reviewed the study and accepted its conclusions, subject to the proposed parking rates to be included in the draft Zoning By-law Amendment.

Unit Mix

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% of units be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3-bedroom units using accessible or adaptable design measures. This mix of units will be secured in the site-specific zoning by-law.

Road Widening

A 1.79 metre lane widening is required for Worts Lane abutting the east of the site to satisfy the requirement of a 6-metre-wide lane right-of-right secured through the Site Plan Approval process.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and Decision Report - Approval - 517-523 Richmond St. East and 97-115 Berkeley St.

have no issues or concerns related to the Zoning By-law Amendment application.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the owner is required to satisfy the requirement for parkland dedication. The owner has agreed to make best commercial efforts to satisfy the parkland dedication through the conveyance of offsite parkland dedication to expand an existing local park or create a new park within 800 metres of the subject site. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Should the value of the off-site dedication not fulfill the value of the onsite dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the first above grade building permit.

If the owner has demonstrated, to the satisfaction of the General Manager, Parks, Forestry and Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required prior to the first above grade building permit.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 517-523 Richmond Street East, 97-115 Berkeley Street

Date Received: December 22, 2023

Application Number: 23 238365 STE 13 OZ

Application Type: Rezoning

Project Description: A 45-storey mixed-use building with 718 square metres of non-residential gross floor area, and 660 residential units.

Applicant	Agent	Architect	Owner
The Planning Partnership	Bruce Hall	Sweeny&Co Architects	2077395 Ontario Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan
Zoning:	CR SS1 (x339)	Heritage Designation:	Y
Height Limit (m):	72; 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,463	Frontage (m):	57	Depth (m):	65
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	225	225	2,254	2,479
Residential GFA (sq m):			41,594	41,594
Non-Residential GFA (sq m):	550	550	168	718
Total GFA (sq m):	550	550	42,312	42,862
Height - Storeys:	2	2	45	45
Height - Metres:	10	10	156	156

Lot Coverage Ratio (%)	71.97	Floor Space Index:	12.25
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	41,594	83

Retail GFA: 718

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			660	660
Freehold:				
Condominium:				
Other:				
Total Units:			660	660

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	10	482	100	68	
Total Units:	10	482	100	68	

Parking and Loading

Parking Spaces:	161	Bicycle Parking Spaces:	690	Loading Docks:	3
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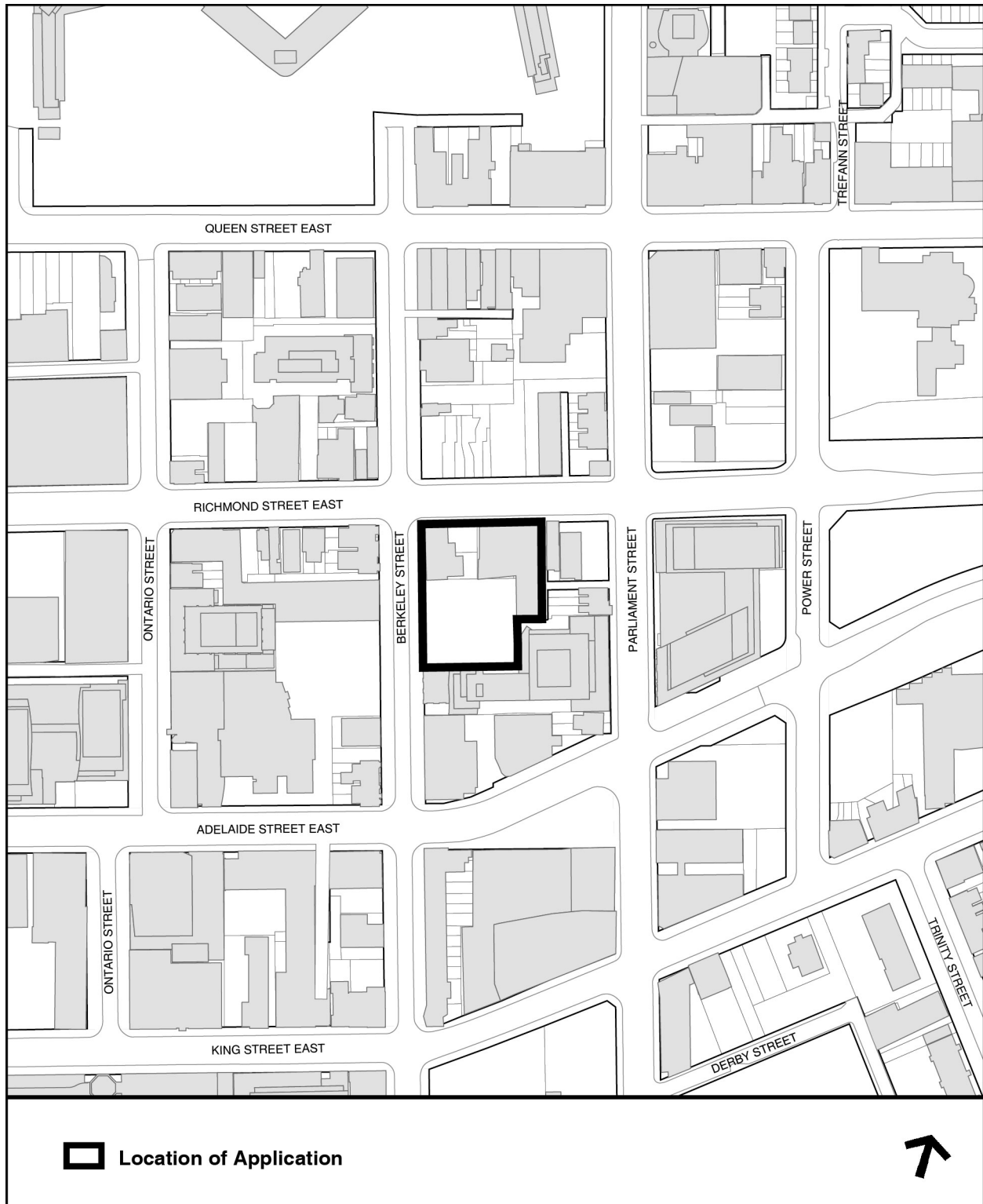
CONTACT:

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Tiffany.Ly@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

517 & 523 Richmond Street East and
97, 105, 111 & 115 Berkeley Street

File # 23 238365 STE 13 0Z



Location of Application
Neighbourhoods
Apartment Neighbourhoods
Mixed Use Areas

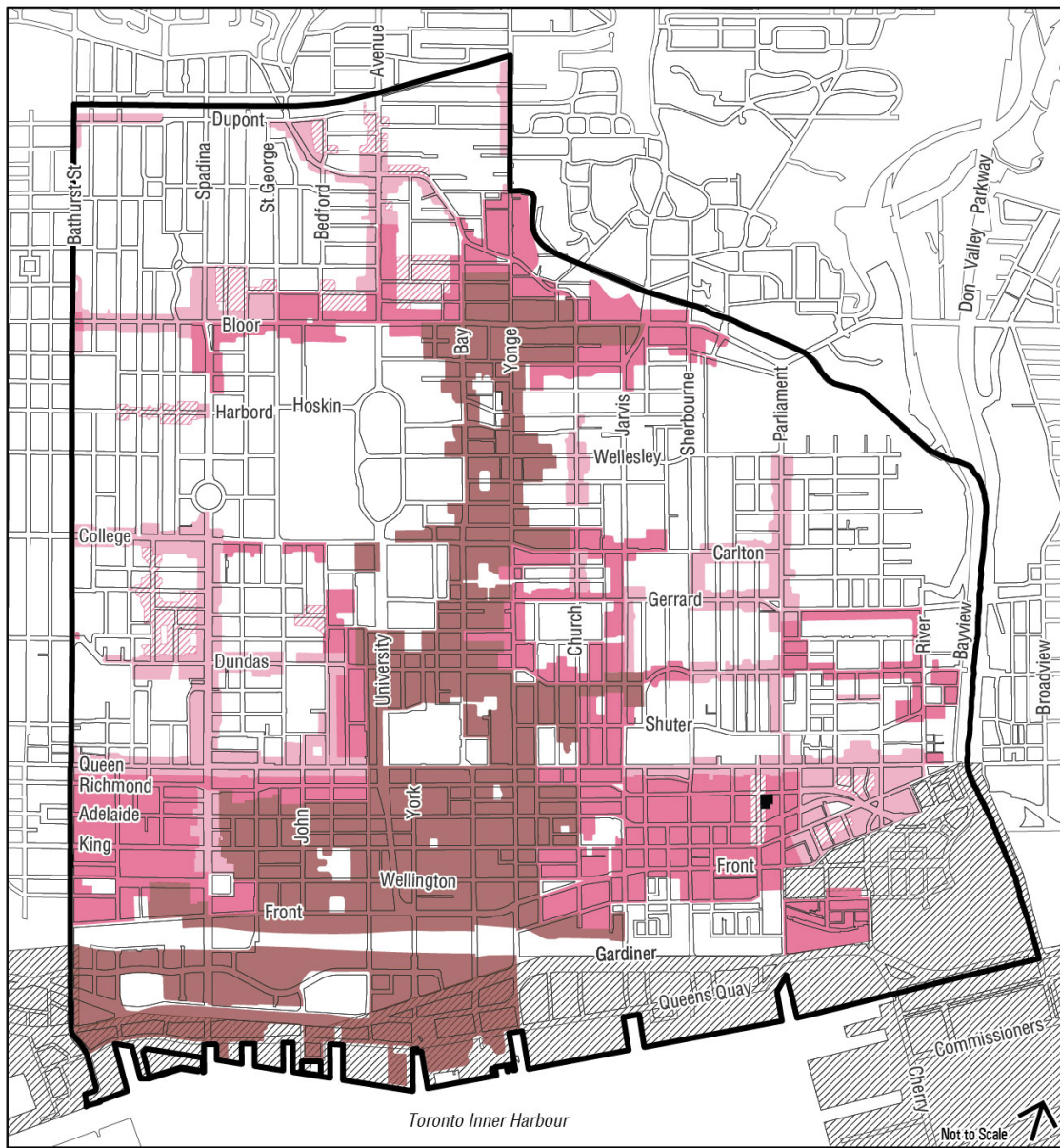


Parks
Regeneration Areas



Not to Scale
Extracted: 05/15/2024

Attachment 4: Downtown Plan Land Use Map



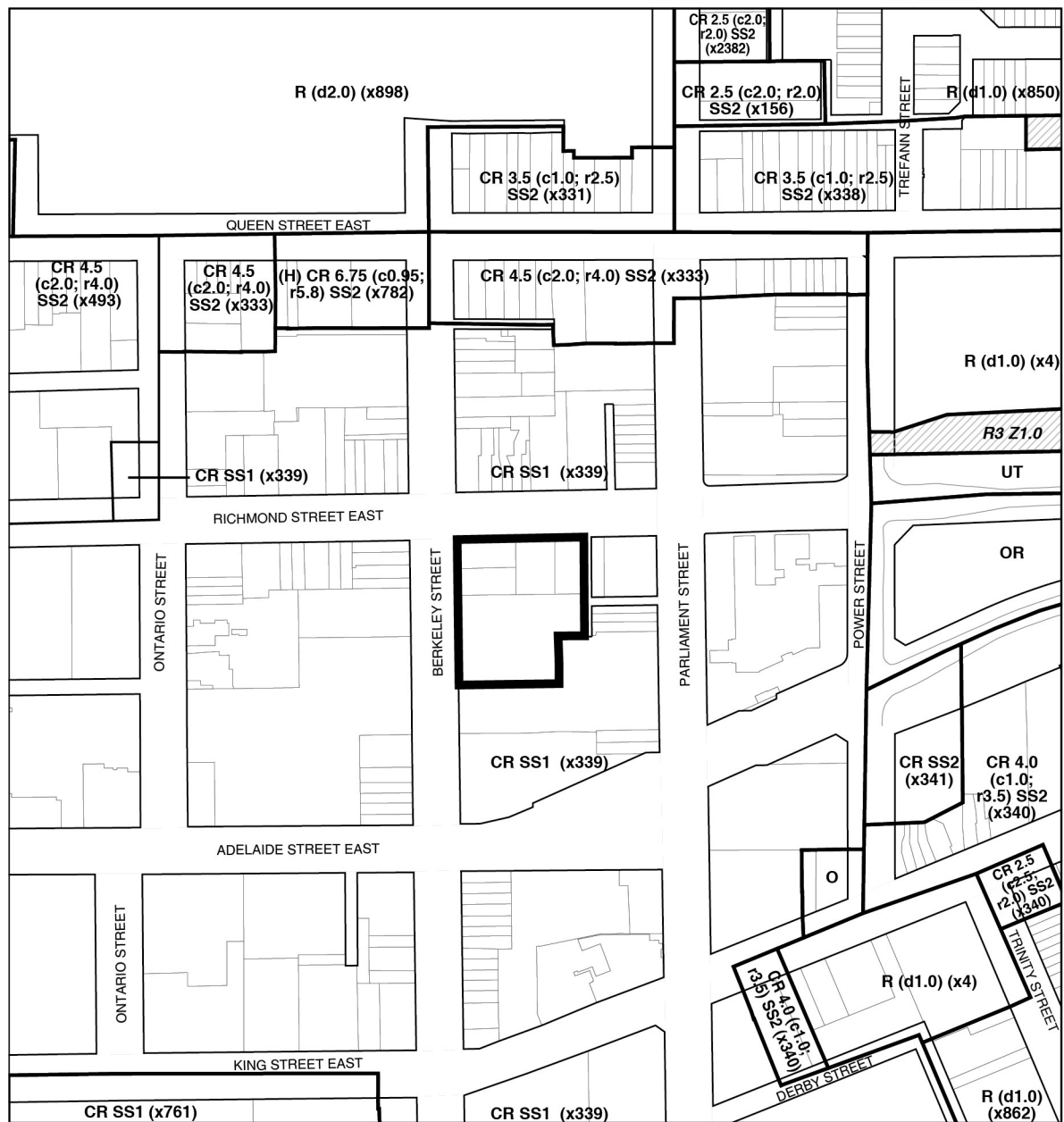
TORONTO
Downtown Plan
MAP 41-3 Mixed Use Areas

**517 & 523 Richmond Street East and
 97, 105, 111 & 115 Berkeley Street**

File # 23 238365 STE 13 02

- | | |
|----------------------------------|-----------------------------------|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Mixed Use Areas 1 - Growth | Location of Application |
| Mixed Use Areas 2 - Intermediate | |
| Mixed Use Areas 3 - Main Street | |
| Mixed Use Areas 4 - Local | |

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

517 & 523 Richmond Street East and
97, 105, 111 & 115 Berkeley Street

File # 23 238365 STE 13 02



Location of Application

R
CR
O
OR
UT

Residential
Commercial Residential
Open Space
Open Space Recreation
Utility and Transportation



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

R3

Residential District

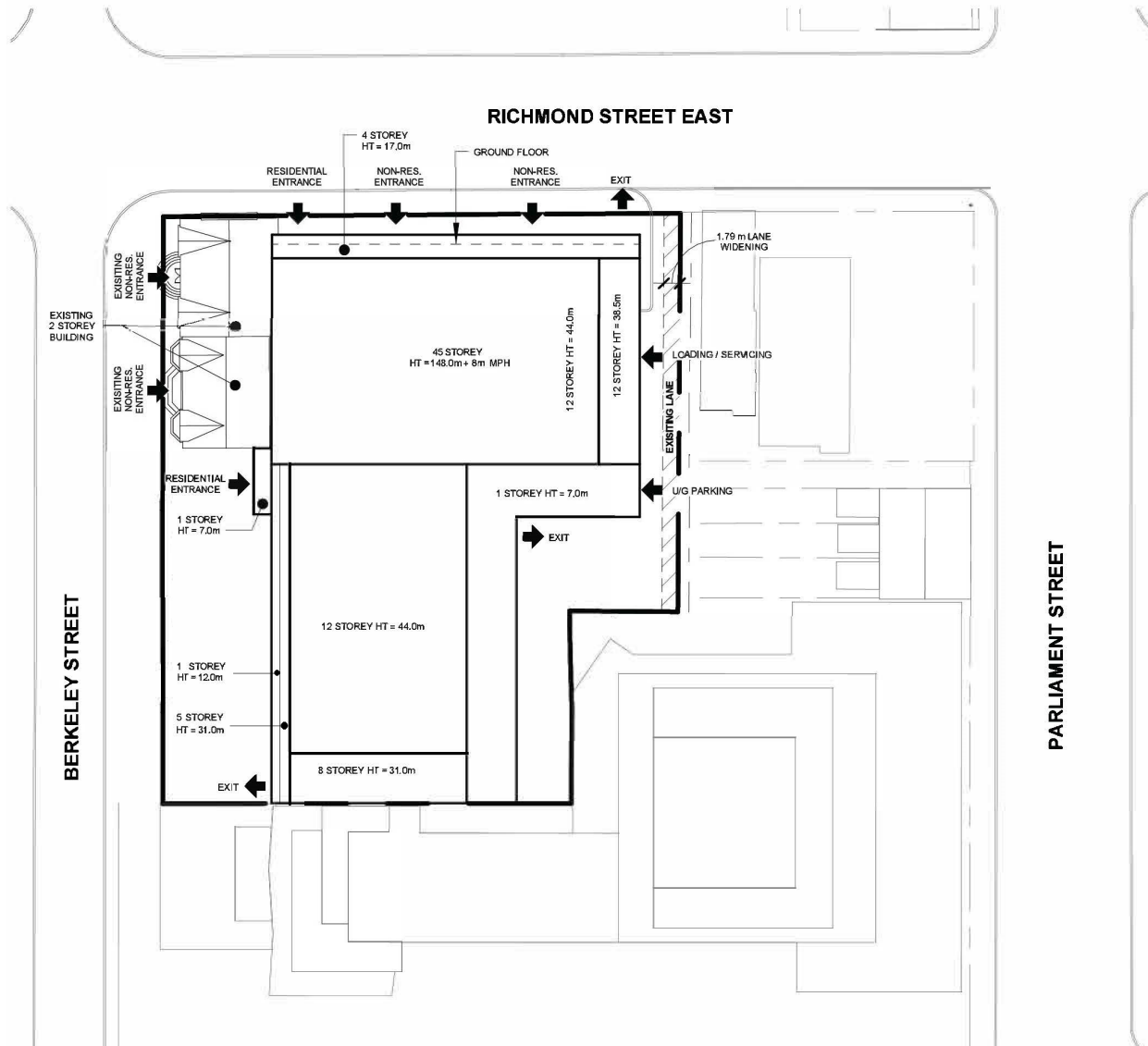


Not to Scale
Extracted: 05/15/2024

Attachment 6: Draft Zoning By-law Amendment

To be provided in advance of the September 25, 2024, Toronto and East York Community Council Meeting.

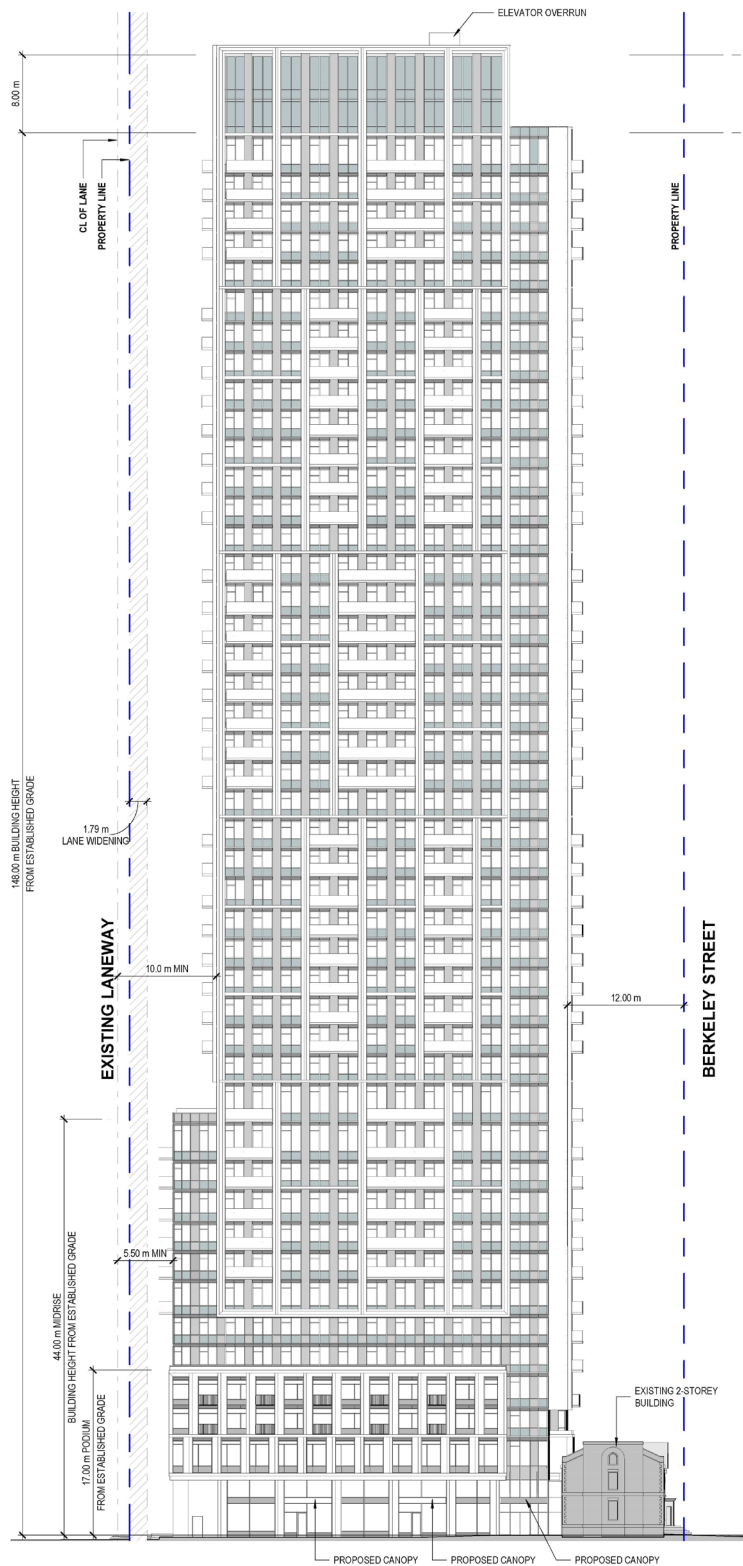
Attachment 7: Site Plan



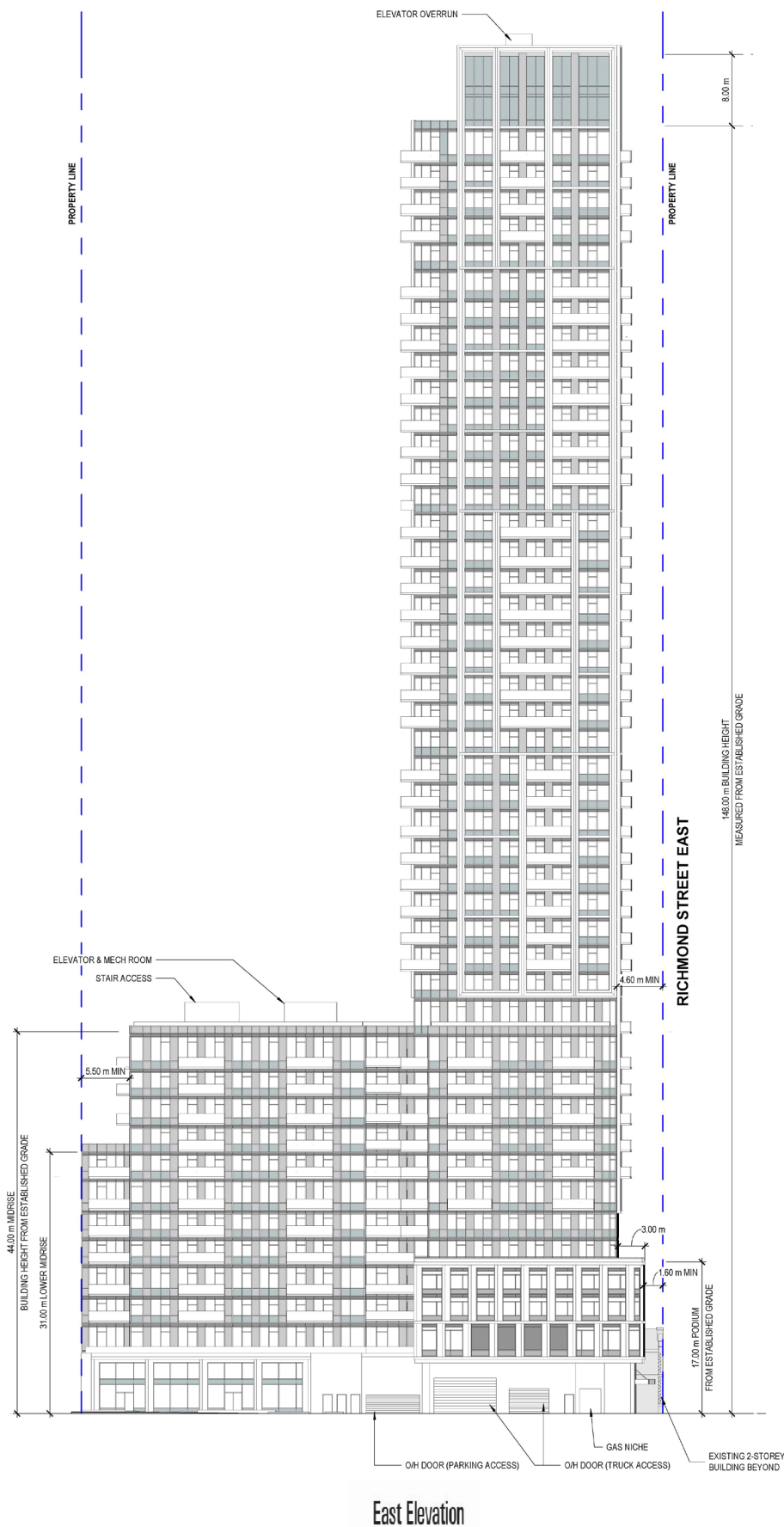
Site Plan



Attachment 8: Elevations



North Elevation





South Elevation

Attachment 9: 3D Massing Model

