

494-526 Richmond Street East and 156-162 Parliament Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2025

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 23 173467 STE 13 OZ

SUMMARY

This Report reviews and recommends approval of the application to amend the Zoning By-law to permit two linked buildings of 45 and 12 storeys at 494-526 Richmond Street East and 156-162 Parliament Street. The proposal includes 718 dwelling units, approximately 440 square metres of non-residential gross floor area, an east-west mid-block connection and an approximately 293 square metre privately-owned publicly accessible space (POPS) proposed at the northeast corner of Richmond Street and Berkeley Street.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 494-526 Richmond Street East and 156-162 Parliament Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 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 identify, in consultation with the Executive Director, Development Review, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:
 - a. is accessible to the area where the subject site is located;
 - b. is a good physical substitute for any on-site parkland dedication;
 - c. is free and clear, above and below grade, of all easements, encumbrances, and encroachments;

d. is in an acceptable environmental condition; and

e. the value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,

all to the satisfaction of the Executive Director, Development Review.

4. Should the Executive Director, Development Review, and the Owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the Owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and

b. in the event the Owner is unable to provide a substituted off-site parkland dedication to the City, the Owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code.

all to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

5. Should the off-site parkland dedication be accepted by the Executive Director, Development Review, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

6. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 494-526 Richmond Street East and 156-162 Parliament Street from Permit Parking.

FINANCIAL IMPACT

The Development Review 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.

THE SITE

Description: The site is located on the north side of Richmond Street East between Berkeley and Parliament Streets, excluding the properties at 142-154 Parliament Street on the southeast corner of the block, and is bounded by Duchess Lane along its eastern edge. The site has an irregular shape, with an area of approximately 3,532 square metres, and frontages of approximately 70 metres on Richmond Street East, 30 metres on Berkeley Street and 30 metres on Parliament Street. See Attachment 2 for the Location Map.

Existing Use: A surface parking lot (494-520 Richmond Street East), a 2-storey office building (526 Richmond Street East), a 2-storey semi-detached house form commercial building (156 Parliament Street), and a 3-storey heritage building containing a private school (162 Parliament Street).

THE APPLICATION

Description: The application proposes two linked mixed-use buildings of 45 and 12 storeys (152 and 58 metres, including the mechanical penthouses) containing approximately 440 square metres of retail space on the ground floor along Richmond Street East and Parliament Street. The proposal includes an approximately 293 square metres privately-owned publicly accessible space (POPS) at the northeast corner of Richmond Street East and Berkeley and an east-west mid-block pedestrian connection along the northern property line.

Heritage: On December 16, 2020, the property at 162 Parliament Street was “listed” on the City’s Heritage Register. The property was identified through the King-Parliament Secondary Plan Review (2019) as part of the King-Parliament Historic Context. The building is proposed to be demolished.

Density: 12.9 times the area of the lot.

Dwelling Units: The proposal includes approximately 718 dwelling units, comprised of 37 studio (5%), 491 one-bedroom (68%), 117 two-bedroom (16%), and 73 three-bedroom units (10%).

Non-Residential Component: Approximately 440 square metres of retail uses on the ground floor.

Amenity Space: 2,945 square metres of residential amenity (4.0 square metres per unit) is proposed, consisting of 1,921 square metres of indoor amenity space (2.6 square metres per unit) and 1,024 square metres of outdoor amenity space (1.4 square metres per unit).

Access, Parking and Loading: Pedestrian access is proposed from Richmond Street East and Parliament Street.. A total of 798 bicycle parking spaces (649 long-term located on the first level of the underground garage and second floor, and 149 short term spaces on the ground floor), 210 vehicular parking spaces (200 spaces for residents, 10 spaces for shared residential visitors and commercial use), and one Type G, and one Type C loading spaces are proposed. Vehicle access is proposed from Duchess Lane, which will be widened by 1.55 metres along the full length of the west side of Duchess Lane and along the rear of 156 Parliament Street, and conveyed to the City.

Additional Information: See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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.com/494RichmondStE

Reasons for Application: An amendment to Zoning By-law 569-2013 is required to vary performance standards including gross floor area, building height and setbacks, amenity space, to establish appropriate standards to regulate the built form on the site. The land uses are permitted under the existing zoning provisions.

Agency Circulation Outcomes: The application has been circulated to all appropriate agencies and City Divisions. Responses have been used to assist in evaluating the application and drafting the Zoning By-law amendment.

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 Planning Statement (2024).

Official Plan

The site is located in the Downtown and Central Waterfront Area and is designated Mixed Use Areas. See Attachment 3 for the Land Use Map.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA), which was approved by the Minister of Municipal Affairs and Housing on August 15, 2025. The

approved policy specifies that lands designated Mixed Use Areas that are between 200 and 500 metres of an existing transit station will permit a density of 6.0 times the area of the lot.

Downtown Secondary Plan

A majority of the site is designated Mixed Use Areas 2 – Intermediate in the Downtown Secondary Plan except for 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, and development in Mixed Use Areas 4 will be of a low-rise scale. Non-residential uses will be protected and promoted in the King-Parliament Secondary Plan Area, especially uses related to the culture sector.

See Attachment 4 for the Downtown Plan Land Use Map.

King-Parliament Secondary Plan

The site is within Regeneration Area 'A' (Jarvis-Parliament) of the King-Parliament Secondary Plan, which is intended to accommodate significant growth, having a mix of compatible land uses within new and existing buildings. Berkeley 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 Secondary 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 regarding the planned context. The site is 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

Site and Area Specific Policy (SASP) 517 provides updated criteria for all tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 notes 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 consideration of wind conditions on and around the subject site.

Zoning

494-512 and 526 Richmond Street East and 156-162 Parliament Street are zoned Commercial Residential Employment (CRE(x57) and (x1)), in the City of Toronto Zoning By-law 569-2013, as amended and 520 Richmond Street East is zoned Reinvestment Area (RA) in the former City of Toronto Zoning By-law 438-86, as amended. These

zoning categories permit a range of residential, commercial, institutional and industrial uses.

See Attachment 5 for the existing Zoning By-law Map.

As part of the King-Parliament Secondary Plan Review, City Council approved Old Town Policy area Zoning By-law 393-2021 to rezone the site to Commercial Residential (CR SS1 (x339)). This zoning is currently under appeal to the Ontario Land Tribunal and is not in force and effect for the site. This zoning will permit a wide range of residential, commercial and institutional uses, and a height of 12 metres up to a depth of 12.0 metres from the Berkeley Street frontage and 72.0 metres for the remaining portion of the property. Amending By-law 393-2021 contains these provisions and can be found [here](#).

See Attachment 6 for the Zoning By-law Map (Not in force).

Airport Zoning Regulation - Helicopter Flight Path

The proposal is below the eastern approach of 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 have 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.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- King-Parliament Urban Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)

The City's design guidelines may be found here: [Design Guidelines – 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, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

PUBLIC ENGAGEMENT

Community Consultation

On August 29, 2023, a virtual community consultation meeting was hosted by City staff. Five members of the public attended along with the applicant team. Following

presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application.

Issues raised at the meeting and through written comments and calls include:

- support for the proposed public realm elements, including the privately owned publicly-accessible space (POPS) and bicycle parking;
- suggestions to include other nearby properties, such as at the northwest corner of Richmond Street and Parliament Street, in the development;
- concerns about shadow impacts;
- concerns about the future congestion, particularly on Duchess Lane;
- concern about the lack of vehicle parking spaces along with some suggestions to further reduce parking due to transit proximity;
- accommodation of pick-up and drop-off (PUDO) activity;
- support for this proposal due to the transit-accessibility of the area;
- Support for how the development fits within the neighbourhood character;
- concerns about the lack of affordable housing; and
- support for the proposed rental tenure.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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.

COMMENTS

Provincial Planning 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 have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including, Secondary Plan policies, SASPs and planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this report.

Land Use

The proposed residential and retail land uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan.

Unit Mix

The proposed unit mix conforms to the minimum two and three-bedroom requirements of the Downtown Secondary Plan and Growing Up Guidelines, and will be secured in the Zoning By-law.

Heritage Conservation

The site is “listed” (not designated) on the City’s Heritage Register. A Heritage Impact Assessment (HIA) was submitted in support of the application to evaluate the cultural heritage value of the property at 162 Parliament Street and to identify any required conservation measures. Heritage Planning staff have reviewed the property and, based on the extent of past alterations to the building, have concluded that the property does not merit designation under Part IV of the Ontario Heritage Act.

The HIA identifies opportunities for on-site commemoration of the property and recommends incorporating a publicly visible interpretative element related to the history of 162 Parliament Street. Heritage Planning staff recommend commemoration or interpretation on the site that explores the important associative value of the Luxfer Prism Company Glassworks.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan.

The proposal maintains a minimum 2.1-metre pedestrian clearway along all street frontages, with the Richmond Street East base building set back 6.0 metres from curb at grade and cantilevering by approximately 1.2 metres between Levels 2 and 4 to accommodate tree planting and bicycle parking. The Parliament Street frontage also provides a 6.0 metre curb-to-building setback.

Along Berkeley Street, the base building is set back 12 to 14 metres from the property line, resulting in a minimum curb-to-building distance of 20 metres, incorporating landscaping, trees, and seating to complement the low-scale character of the street. Ground floor retail along all street frontages is intended to contribute to street animation.

A Privately Owned Publicly-Accessible Space (POPS) of approximately 293 square metres is proposed at the northeast corner of Richmond Street East and Berkeley Street. The POPS includes trees, planters and seating, and its final design will be secured through the Site Plan Control process.

An east-west midblock pedestrian connection is proposed along the north property line. In collaboration with City staff and adjacent property owners, extension of the midblock connection proposed as part of the subject application has been planned to connect across the block from Parliament Street to an existing public laneway and to Berkeley Street to coordinate future development of the remainder of the block.

Built Form

Staff are satisfied that the proposal conforms to the applicable Official Plan, and the Downtown and King-Parliament Secondary Plans with respect to built form and is in keeping with the Tall Building Design Guidelines. Non-residential uses are proposed along Berkeley Street, Richmond Street East, and Parliament Street to support activity to the adjacent POPS public realm.

As outlined above, the ground floor and base building components along Richmond Street East and Berkeley Street have been massed to provide additional pedestrian space and allow for the mature growth of trees along the street frontages and other streetscape improvements.

Along Richmond Street East (south), a 4-storey (17-metre) streetwall is proposed with non-residential space at grade. The streetwall height aligns with the 4 to 5-storey streetwall condition of the existing and planned context in the immediate area.

Along Parliament Street (east), a 2-storey streetwall height is proposed with a 1.5-metre stepback at level 3 and an additional 1.5-metre stepback at level 11. The massing provides transition to the existing 2.5-storey residential townhomes directly to the south.

Along Berkeley Street (west), the base building is set back between 12 and 14 metres, resulting in a minimum curb to building distance of 20 metres. A 2-storey streetwall with a 2.0-metre step back at level 3 is proposed, which is consistent with the low-rise character along the street.

Along the north side of the site, a 1-storey base building is proposed at the base of the tower. A stepback of 3.0 metres from the base building is proposed above level 2 and 2.5 metres is proposed starting at level 8. This 8-storey building component is proposed to connect the 45-storey and 12-storey buildings.

The mid-rise building component at the northeast portion of the site is proposed to have a height of 12 storeys and to incorporate 5.5 metre setbacks from the west and north property lines to the building, which satisfies the direction of the mid-rise design guidelines regarding separation distance for mid-rise buildings. A minimum separation distance of 13.1 metres is proposed between the mid-rise and tower on the site. This is acceptable as only a small component of the buildings directly face one another, and they are on the same lot.

The tower is proposed to have a maximum height of 45 storeys located within the Mixed Use Areas 2 designated portion of the site. A setback of 14 metres from the west lot line positions the tower away from the Berkeley Street frontage.

Above the base building, the tower provides the following setbacks:

- North lot line: 10 metres
- West lot line (Berkeley Street): 14 metres
- South lot line (Richmond Street East): 4.5 metres
- East lot line (Duchess Lane centreline): 10 metres

The tower setbacks and height are acceptable for the site and fit within the existing and planned context. These setbacks are consistent with the applicable policies, by-law provisions and design guidelines regarding setbacks from property lines, streets and lanes, as well as the context of the area, which includes tall building approvals with similar tower setbacks. The tower's massing has been organized to maintain the required clearance for hospital airspace. The tower height is consistent with existing and approved heights in the area and conforms to policy direction for the area.

Shadow Impact

The proposal conforms with the policy direction of the Official Plan by ensuring that the development will limit shadow impacts on the public realm, particularly during the spring and fall equinoxes (March 21 and September 21) and the summer solstices (June 21). The building locations, massing and heights have been designed to minimize shadow impacts on the public realm and adjacent sites.

Wind Impact

The Pedestrian Wind Level Study submitted in support of the application indicates that most areas in the public realm, entrances, and amenity areas will be suitable for their intended uses throughout the year.

A portion of sidewalk near the southwest corner of the building along Richmond Street East, will experience uncomfortable walking conditions during the winter. This is acceptable given the limited area to which this applies, the conditions are marginal (less than 2km/h), are limited to the winter months, and the area is considered safe annually. The residential entrance for the mid-rise building at the northeast corner of the site fronting Parliament Street and a retail entrance along Richmond Street East will be suitable for their intended use with mitigation measures, such as recessed entrances or a vertical wind barrier.

Staff are satisfied with the assessment, conclusions and recommendations of the study. Mitigation measures will be assessed during the Site Plan Control stage.

Servicing

Development Engineering staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

Lane Widening

To satisfy the Official Plan laneway width requirements, a 1.55-metre widening dedication along the full length of the west side of Duchess Lane and along the rear of 156 Parliament Street will be conveyed to the City. This will be identified in the Zoning By-law for the site and conveyed at the Site Plan Control stage.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review staff have reviewed the study and accept its conclusions.

Vehicle access to the site is proposed from Duchess Lane. The proposal includes 210 vehicular parking spaces, consisting of 200 spaces for residents and 10 shared spaces for residential visitors and commercial users. One Type C and one Type G loading space are proposed. A total of 798 bicycle parking spaces are proposed, consisting of 649 long-term spaces for residents, and 149 short-term spaces for visitors.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking should it be implemented in this area in the future. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site (as the site is less than five hectares), with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is the equivalent to 343.9 square metres.

Parks Development staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. The size and location of the off-site conveyance would be subject to the approval of the Executive Director, Development Review, prior to the issuance of the first above grade building permit. This is the preferred option to satisfy the parkland dedication requirement for this proposal.

If no such property can be secured, cash-in-lieu will be accepted. 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. The Toronto Municipal Code Chapter 415-28 would require that the payment be made prior to the issuance of the first above-grade building permit.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation and Executive Director, Development Review, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). Three trees on the site are proposed to be removed. Ten trees are proposed to be planted along the street frontages of the site and four trees are proposed to be planted within the site. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. 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 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, livable, 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 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 Information/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: Old Town Policy area Zoning By-law Map
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: North Elevation

Attachment 10: West Elevation

Attachment 11: East Elevation

Attachment 12: South Elevation

Attachment 13: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 494-526 Richmond Street East & 156-162 Parliament Street
Date Received: July 12, 2023
Application Number: 23 173467 STE 13 OZ
Application Type: Rezoning
Project Description: The proposed development, has been revised from 35 and 16-storeys to 45-storeys and 12-storeys, and now consists of 710 residential units and 43,163 square metres of gross floor area.

Applicant	Agent	Architect	Owner
The Planning Partnership c/o Arthur Grabowski		Sweeny&Co Architects	2073628 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CR SS1 (x339)	Heritage Designation: Y
Height Limit (m):	72	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	3,466	Frontage (m):	67	Depth (m):	64
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	950		2,270	2,270
Residential GFA (sq m):	82		44,432	44,432
Non-Residential GFA (sq m):	2,200		441	441
Total GFA (sq m):	2,282		44,873	44,873
Height - Storeys:	2		45	45
Height - Metres:			146	146

Lot Coverage Ratio (%):	65.49	Floor Space Index:	12.95
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	44,285	147
Retail GFA:	441	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			718	718
Freehold:				
Condominium:				
Other:				
Total Units:			718	718

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		37	491	117	73
Total Units:		37	491	117	73

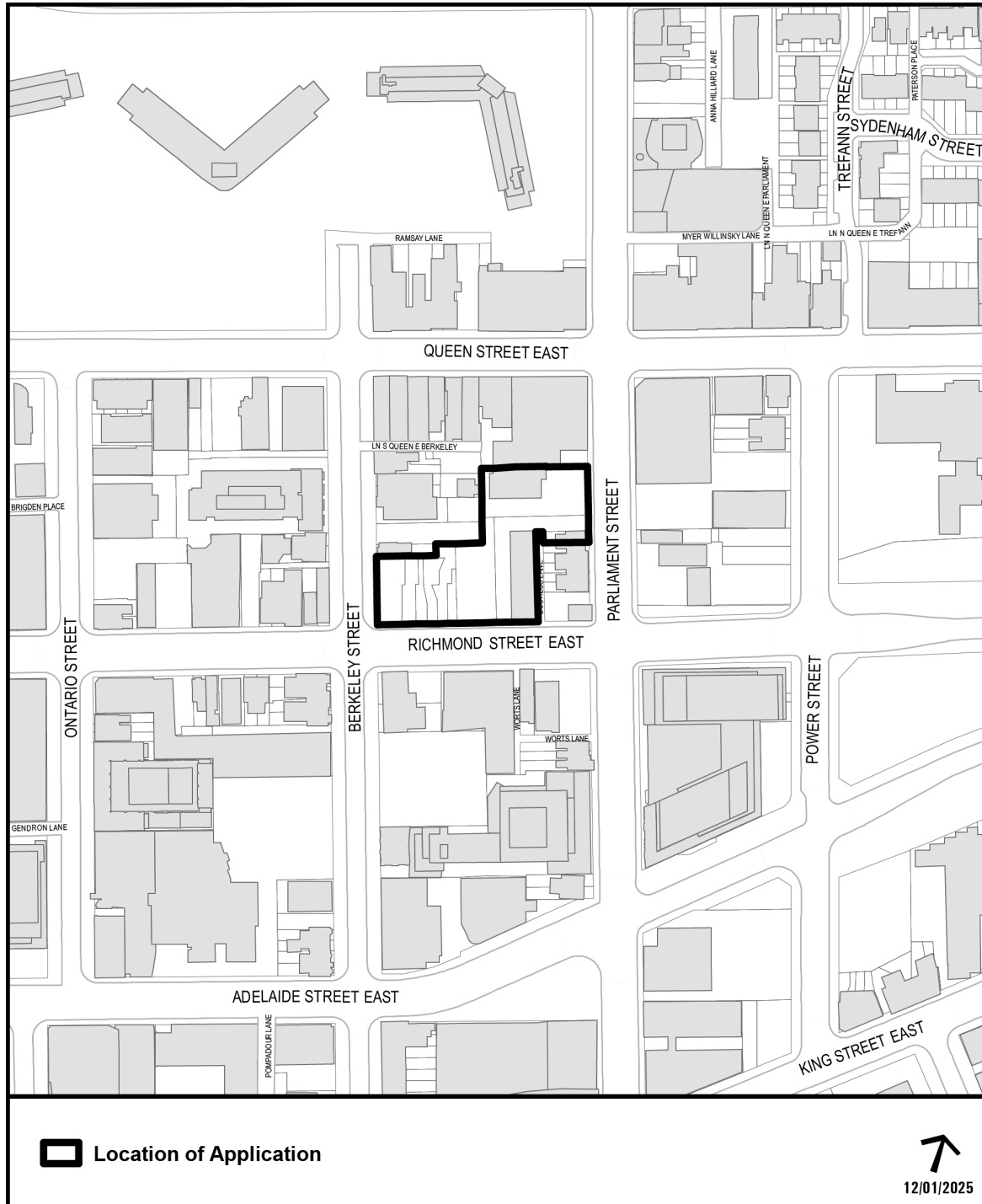
Parking and Loading

Parking Spaces: 210 Bicycle Parking Spaces: 798 Loading Docks: 2

CONTACT:

Tiffany Ly, Planner, Community Planning
416-338-4788
tiffany.ly@toronto.ca

Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map # 18

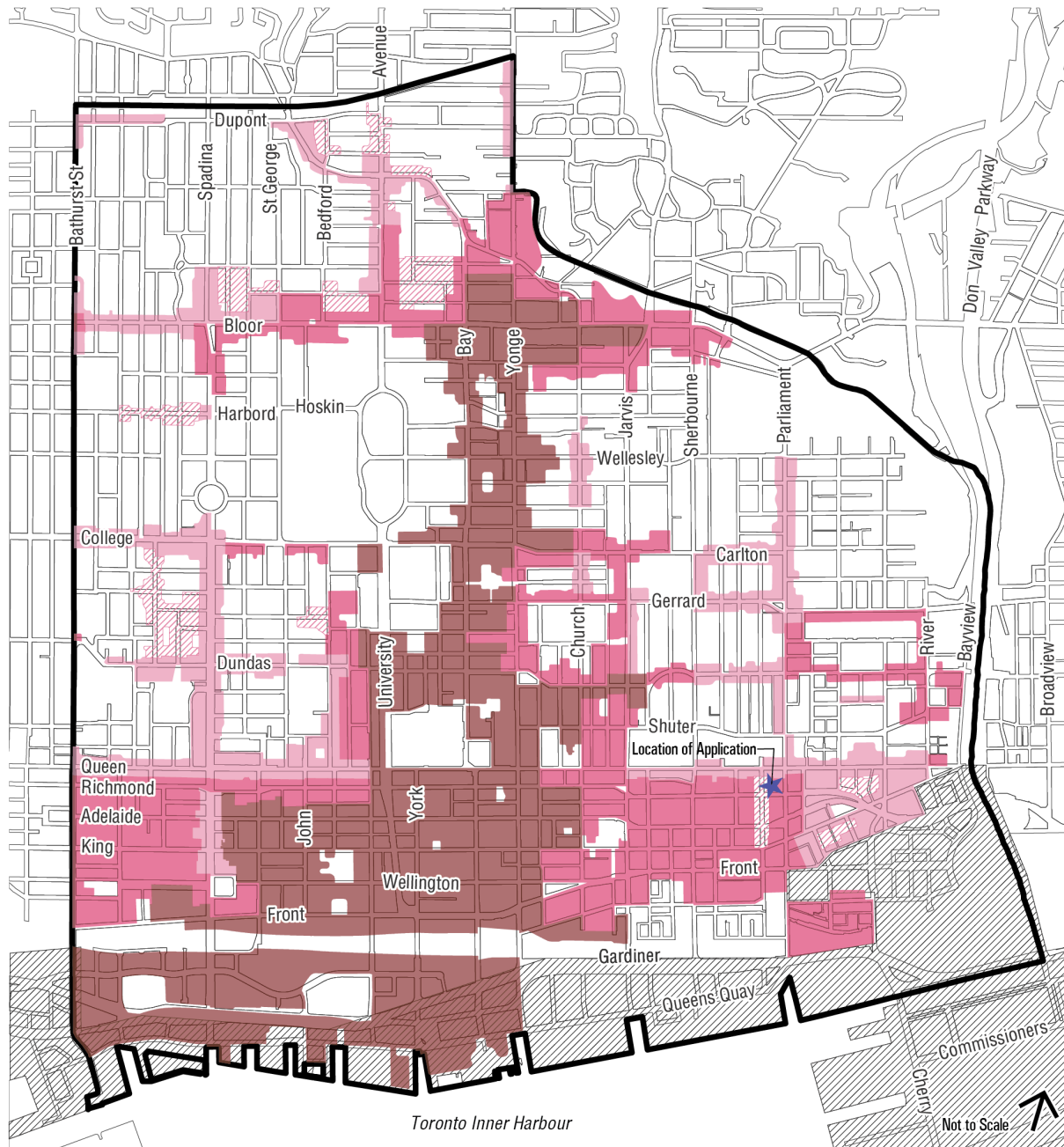
494-526 Richmond Street East
and 156 & 162 Parliament Street
File # 23 173467 STE 13 0Z

 Location of Application

 Neighbourhoods	 Mixed Use Areas
 Apartment Neighbourhoods	 Regeneration Areas


Not to Scale
Extracted: 12/01/2025

Attachment 4: Downtown Plan Lane Use Map



Downtown Plan

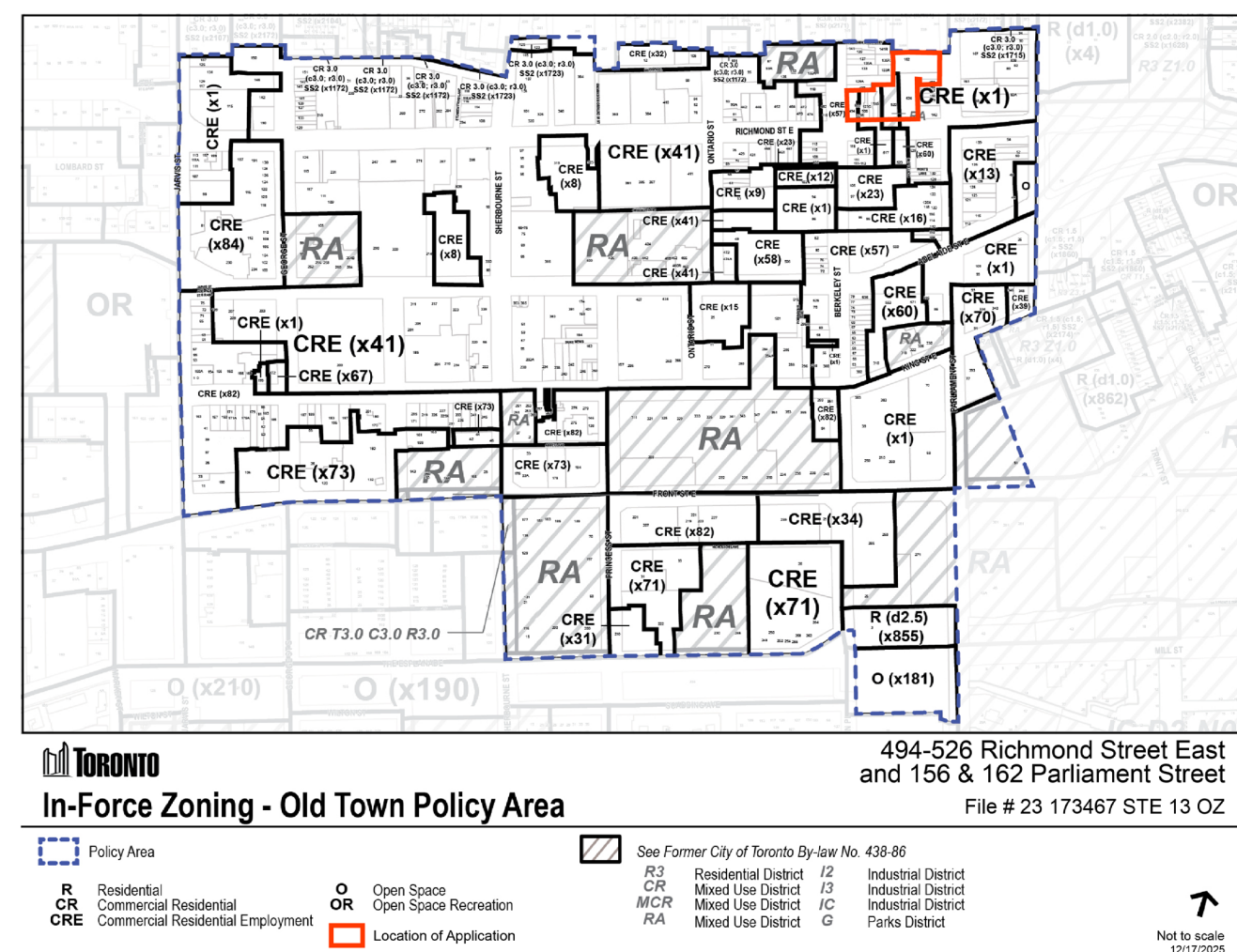
MAP 41-3 Mixed Use Areas

494-526 Richmond Street East
and 156 & 162 Parliament Street

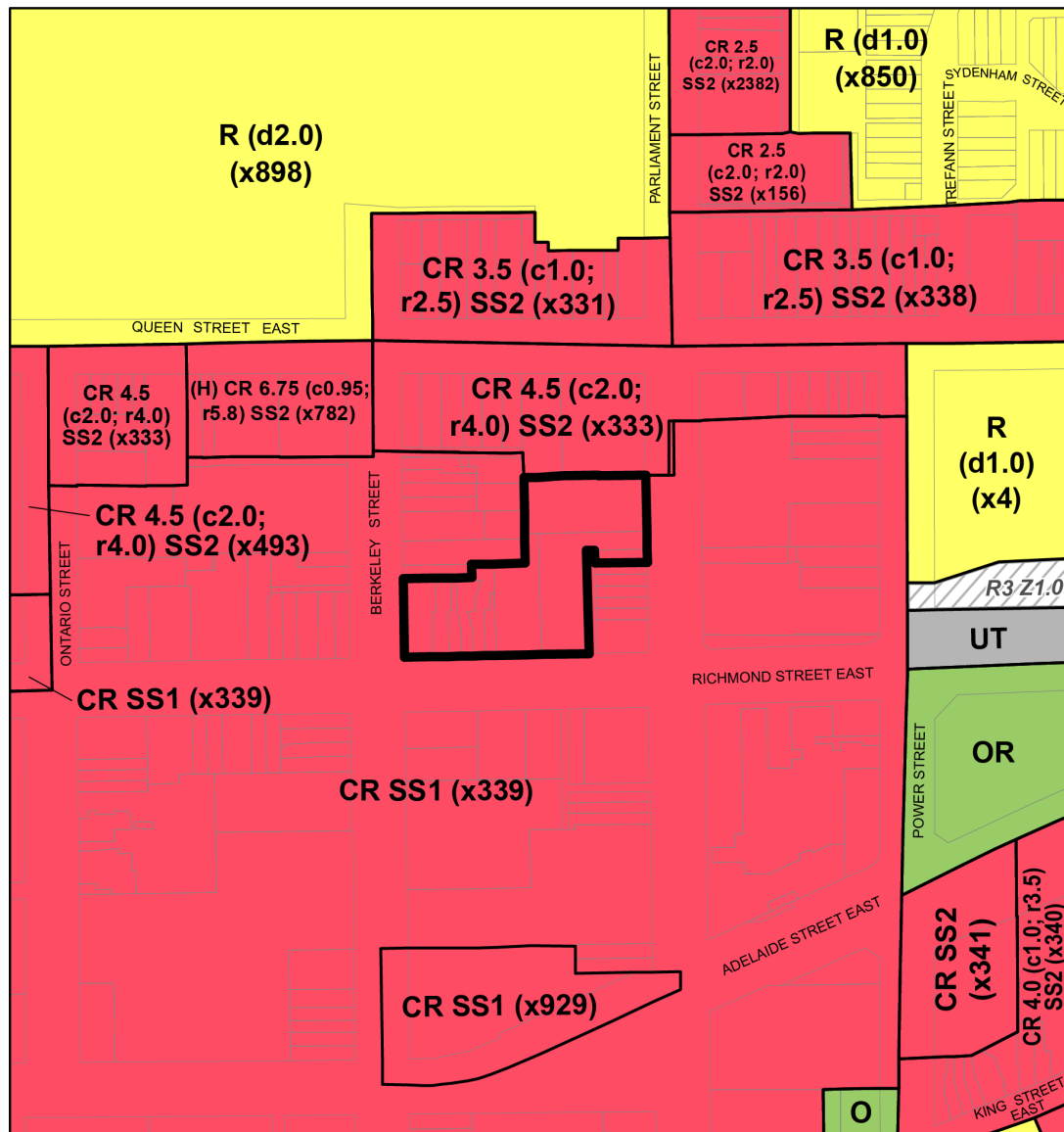
File # 23 173467 STE 13 02

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

12/08/2025



Attachment 6: Zoning By-law Map (Not in force)



Zoning By-law 569-2013

494-526 Richmond Street East
and 156 & 162 Parliament Street
File # 23 173467 STE 13 02

- Location of Application
- R Residential
- CR Commercial Residential
- O Open Space
- OR Open Space Recreation
- UT Utility and Transportation

See Former City of Toronto By-law No. 438-86
R3 Residential District

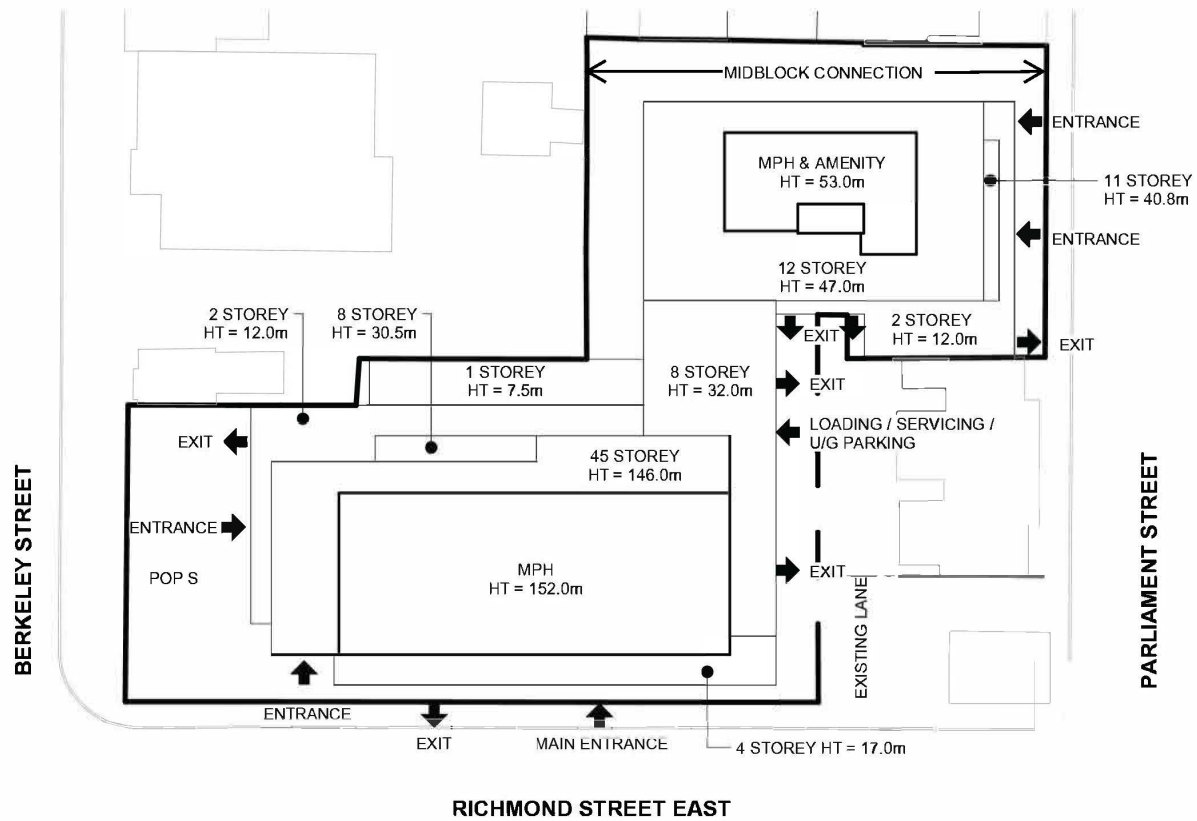


Not to Scale
Extracted: 12/01/2025

Attachment 7: Draft Zoning By-law Amendment

To be made available prior to the January 13, 2026, Toronto and East York Community Council Meeting.

Attachment 8: Site Plan



Site Plan



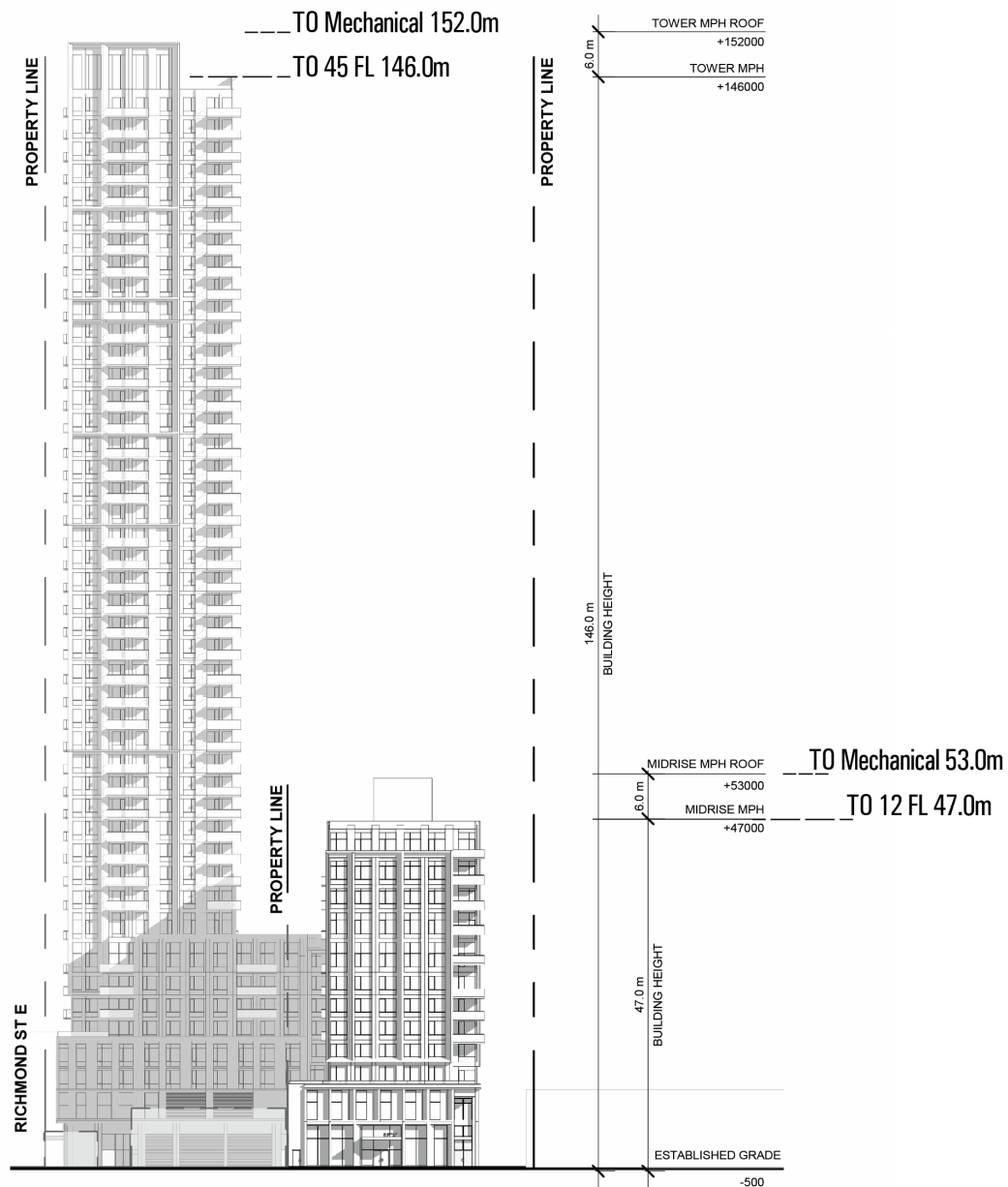
Attachment 9: North Elevation

To be made available prior to the January 13, 2026, Toronto and East York Community Council Meeting.

Attachment 10: West Elevation

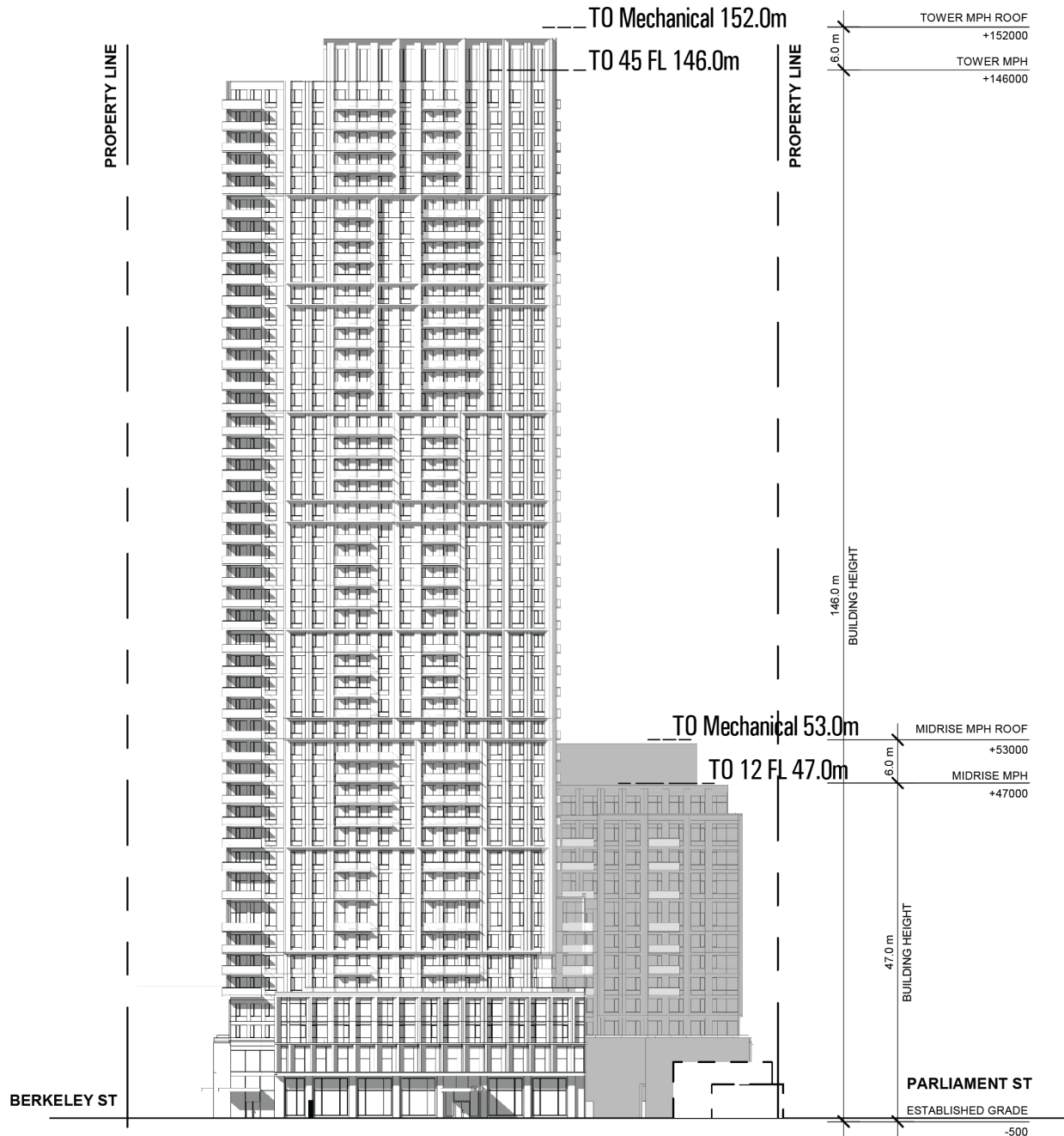
To be made available prior to the January 13, 2026, Toronto and East York Community Council Meeting.

Attachment 11: East Elevation



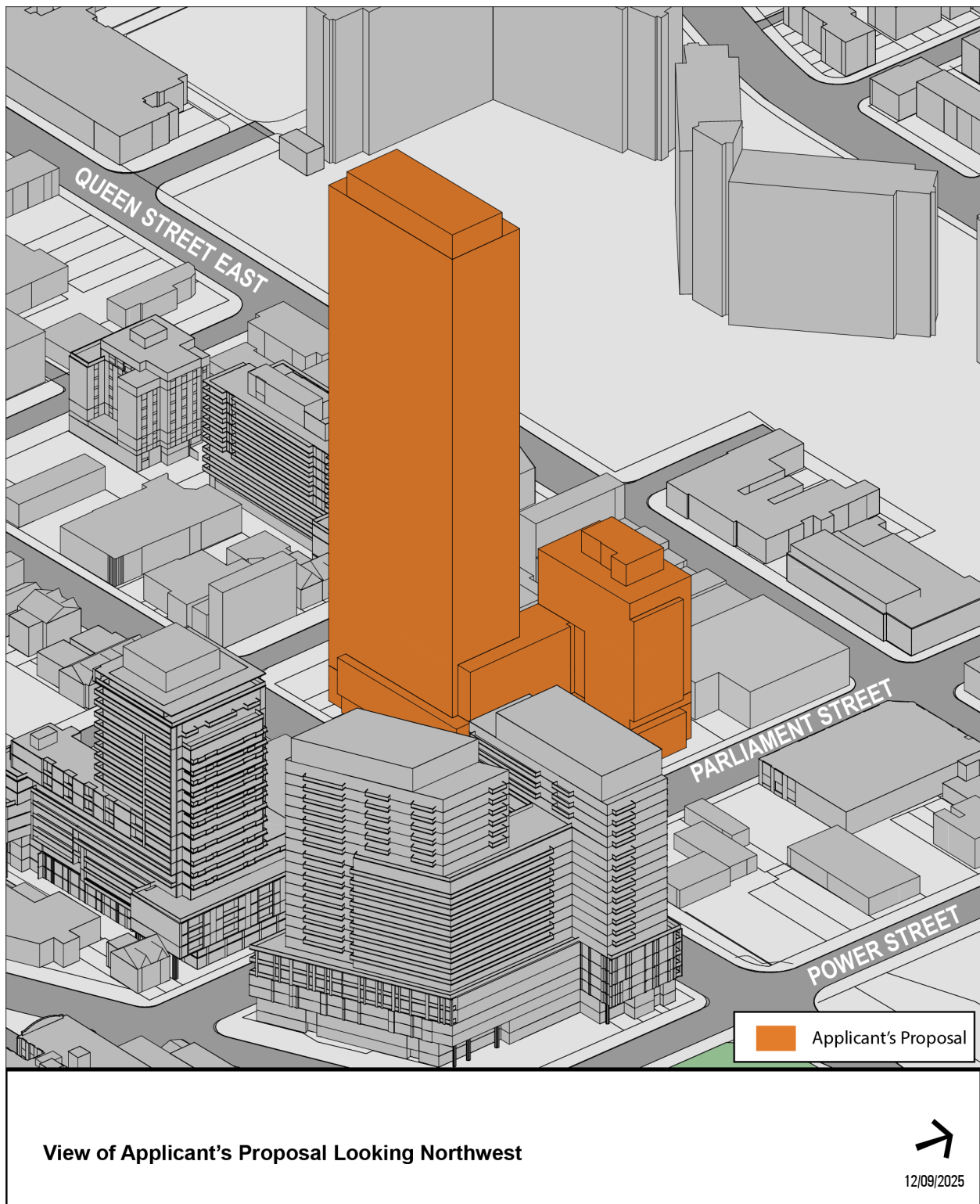
East Elevation

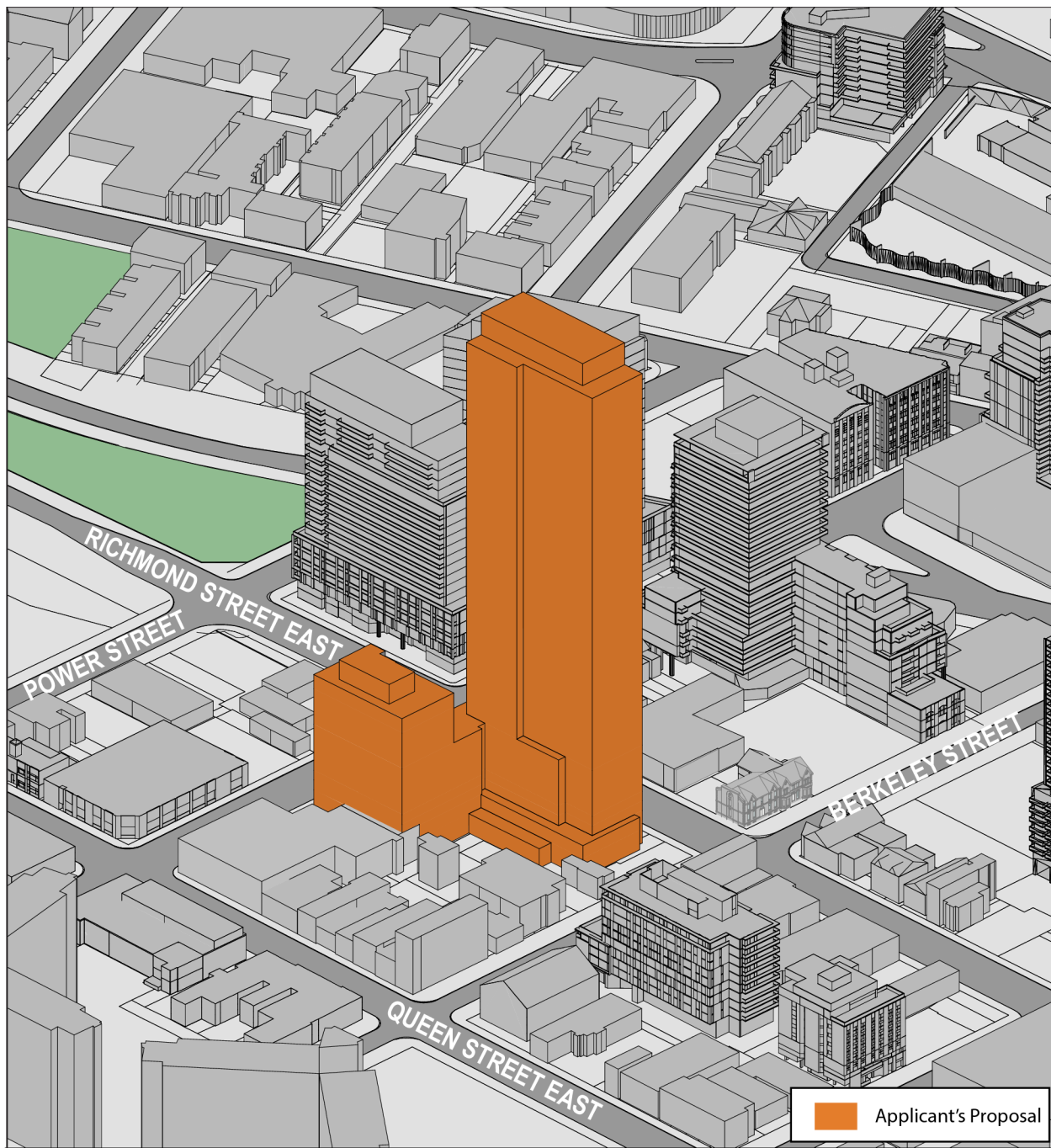
Attachment 12: South Elevation



South Elevation

Attachment 13: 3D Massing Model





View of Applicant's Proposal Looking Southeast



12/09/2025