

509 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 124360 STE 13 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit a 10-storey mixed-use building (38.5 metres including mechanical penthouse) at 509 Parliament Street. The proposal includes 60 dwelling units and approximately 278 square metres of ground floor retail.

The property was identified by City Council as meriting designation under Part IV of the Ontario Heritage Act. The Designation By-law is currently under appeal before the Ontario Land Tribunal and is not yet in force and effect. The proposal includes partial retention of the front façade within the new development. A separate report from Heritage Planning regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report.

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 509 Parliament Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council direct that prior to introducing the necessary bill to City Council for enactment, the owner shall satisfy all pre-bill conditions included in related decision TE27.32 relating to the alterations and demolition of heritage attributes at 509 Parliament.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 509 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.

DECISION HISTORY

On February 6 and 7, 2024, City Council considered an objection to the Notice of Intention to Designate the property at 509 Parliament Street. City Council affirmed its designation of the property at 509 Parliament Street under Part IV, Section 29 of the Ontario Heritage Act (Item [PH6.7](#)). The City Council decision is available [here](#).

On November 18, 2025, Toronto and East York Community Council considered an application for alterations to the proposed designated heritage property at 509 Parliament Street. Toronto and East York Community Council deferred consideration until this report on the Zoning By-law Amendment application was brought to Community Council.

THE SITE AND SURROUNDING LANDS

Description

The site originally included 505 Parliament Street, but the applicant removed this property from the proposal, so the site only consists of 509 Parliament Street.

The site is located on the east side of Parliament Street, midway between Carlton Street and Winchester Street. The site is rectangular, with an overall area of 818 square metres with an approximate frontage of 22.5 metres along Parliament Street and depth of 36.8 metres.

Broadcast Lane is a narrow public laneway located along the east side of the subject site. In addition to providing vehicular access and servicing functions, the lane also functions as a residential frontage, with several existing low-rise residential dwellings fronting onto it. These properties rely on Broadcast Lane for access and servicing.

See Attachment 2 for the Location Map.

Existing Use

The site is occupied by a one-storey non-residential building containing a dance studio.

Heritage

City Council adopted Designation By-law 103-2024 on February 7, 2024. The Designation By-law is currently under appeal before the Ontario Land Tribunal and therefore not in force.

The site is adjacent to (but not within) the boundary of the Cabbagetown-Metcalf Heritage Conservation District. The District boundary comprises the residential area located east of Broadcast Lane, to the east side of Sackville Street, and from the north side of Amelia Street to the south side of Carlton Street.

THE APPLICATION

Description

A 10-storey (38.5 metres, including mechanical penthouse) mixed-use building, with 60 dwelling units and approximately 278 square metres of ground floor retail space.

Revisions

The current proposal incorporates numerous revisions from the original application including:

- Removed the property at 505 Parliament Street from the proposal;
- Reduced density from 6.1 to 5.5 times the area of the lot;
- Reduced the number of dwelling units from 85 to 60;
- Increased the rear yard setback from 6 to 7.6 metres;
- Removed the pedestrian walkway along the south property line; and
- Projecting balconies have been inset below the 6th level.

Heritage

The west (Parliament Street) elevation of the existing theatre building is proposed to be retained in-situ as the base of the proposed building, with new construction stepped back 3.5 metres from the west elevation. The infilled storefront openings in the theatre building will be reinstated and proposed as retail units. The original ticket box office and flanking entrance doors will be reinstated and act as the residential lobby.

Density: 5.52 times the area of the lot.

Residential Component: Approximately 60 dwelling units, comprised of 23 one-bedroom units (38%), 30 two-bedroom units (50%), and 7 three-bedroom units (12%).

Non-Residential Component: Approximately 278 square metres of retail space fronting Parliament Street on the ground floor.

Amenity Space: 2 square metres of indoor amenity space per dwelling unit and 0.4 square metres of outdoor amenity space per dwelling unit.

Access, Parking and Loading: Pedestrian access is provided from Parliament Street and Broadcast Lane. The proposal includes 17 vehicular parking spaces (15 residential and 2 visitor), 66 bike parking spaces (12 short-term and 54 long-term) and one Type 'C' loading space. The vehicular parking and loading spaces are accessed from Broadcast Lane.

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.ca/505ParliamentSt.

Reasons for Application

The Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks, amenity space, and others to implement the development.

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) and shall conform to provincial plans.

Official Plan

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

Downtown Secondary Plan

The Downtown Secondary Plan identifies the site as Mixed Use Areas 3 – Main Street. Parliament Street is identified as a Priority Retail Street and Great Street. See Attachment 4 for the Downtown Plan Mixed Use Areas Map.

Zoning

The site is zoned Commercial Residential (C.R. 2.0 (c1.0; r2.0) SS2 (x2362)) in City of Toronto Zoning By-law 569-2013. This zoning category permits a wide range of commercial, residential and institutional uses. See Attachment 4 for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards;
- Growing Up Guidelines for Children in Vertical Communities; and
- Retail Design Manual.

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 May 30, 2023, a virtual community consultation meeting was hosted by City staff. Approximately 70 members of the public attended along with the applicant and Ward Councillor. 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 by attendees at the meeting and through other correspondence include:

- Excessive building height and density;
- Loss of access to sunlight;
- Desire for improvements to the streetscape such as benches and additional street trees;
- Desire for residential units and active frontages at grade along Broadcast Lane;

- Compatibility of the built form with the existing character of Cabbagetown;
- Shadow impacts on the streets and the dwellings fronting Broadcast Lane to the east;
- Inadequate rear setbacks;
- Traffic, safety, parking and servicing impacts on Broadcast Lane;
- Lane operations and maintenance, including waste collection, snow removal, construction management, and general condition of the lane;
- Desire for more 2- and 3-bedroom dwelling units;
- Whether affordable housing units will be provided and level of affordability;
- Desire for a community space on the ground floor;
- Concern about noise from the parking stackers;
- Lack of privacy for the residents that live in dwellings fronting on Broadcast Lane; and
- Support for conservation of heritage properties.

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, 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 find the proposal to be consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed residential and non-residential uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan. The introduction of retail units provides opportunity for continued local retail along

Parliament Street, which is identified in the Downtown Plan as both a Great Street and a Priority Retail Street.

Density, Height, Massing

The proposal conforms with the Official Plan and the Downtown Secondary Plan and is consistent with the Mid-Rise Building Design Guidelines with respect to built form, massing and transition to adjacent Neighbourhoods.

The proposed development has been massed to respect the context and conserve key attributes of the existing heritage building on the site and to provide an appropriate setback to the adjacent Neighbourhoods to the east.

The site is designated Mixed Use Areas 3 – Main Street in the Downtown Secondary Plan, which envisions development with a main-street character generally in the form of mid-rise buildings, with low-rise and tall buildings permitted based on compatibility. The proposal responds to this policy direction through a mid-rise form that reinforces the existing streetwall by retaining the west elevation of the heritage building.

Parliament Street has a planned right-of-way width of 20 metres. While the proposed 10-storey building with a height of 38.5 metres including the mechanical penthouse exceeds the 1:1 height-to-street width ratio identified in the Mid-rise Design Guidelines, the massing incorporates a series of stepbacks from both the Parliament Street and Broadcast Lane frontages that reduces the perceived height and limits shadow impacts on the public realm and surrounding context. The front elevation (west) is proposed to be approximately set back from the property line as follows:

- 3.4 at level 2;
- 4.9 metres at levels 3 to 6;
- 7.7 metres at levels 7 and 8;
- 10 metres at level 9; and
- 16 metres at level 10.

The stepped rear massing and setback provide an appropriate transition to the low-rise residential dwellings located along Broadcast Lane and the adjacent Neighbourhoods-designated area to the east. The base of the building is set back 2.3 metres from the rear property line, with a 2.5-metre stepback introduced from the 6th to 9th floors, and a 5.0-metre stepback at the 10th floor. The Mid-Rise Design Guidelines suggest a 7.5-metre setback to adjacent neighbourhoods, with an additional stepback of 2.5 metres above the 6th floor, which is achieved by the proposal.

Given the required heritage conservation measures, and the stepped built form, the proposed side yard setbacks are acceptable. Light wells are proposed along both the north and south side lot lines for the first six floors of the building to improve access to daylight for units. Windows are proposed only on the east and west elevations of the lightwells, which limits potential overlook and privacy issues with adjacent sites.

Above the 6th floor, the proposal provides setbacks ranging from 2.5 to 3.2 metres on the north side and 2.5 to 3.5 metres on the south side. While the proposed side yard

setbacks are below the guideline of 5.5 metres for side yard setbacks, the dwelling units are proposed in an east–west orientation, the stepped built form and heritage retention measures achieve the intent of the guidelines to limit overlook and privacy impacts.

Streetscape and Public Realm

City Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Downtown Secondary Plan.

Given the conservation of the existing heritage building facade, the development maintains the existing sidewalk zone and minimum 1.9-metre-wide pedestrian clearway along Parliament Street. One new street tree is proposed within the Parliament Street right-of-way. Transportation Review staff have reviewed the clearway condition and consider it acceptable. The ground floor includes a residential lobby and two commercial units fronting Parliament Street, animating this frontage.

Solid Waste Management staff have reviewed the proposal and confirmed that the development is eligible for the City’s multi-residential curbside collection service for new buildings under 12 storeys with 60 or fewer residential units, subject to compliance with all Solid Waste Management requirements. Staff have also advised that curbside collection twice per week would be feasible and would reduce the number of bins to be placed by the curb and the required staging area at the curb compared to once-per-week collection. The owner will be responsible for arranging the additional collection when an application for Municipal Waste Collection is submitted to the City.

Heritage Conservation

The existing building was originally constructed in 1929 as the Carlton Theatre and was adapted by the CBC in 1955 as a recording studio before becoming the home of the Canadian Contemporary Dance Theatre beginning in 1995. The heritage building is proposed to be retained in situ as the base of the new building, with new massing stepped back to maintain its scale and presence along Parliament Street. A 3.4-metre stepback is proposed above the heritage facade to the new building, followed with an additional 1.5-metre stepback proposed for levels 3 to 6 and further stepbacks above, ensuring an appropriately recessed built form.

A separate report from Heritage Planning regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report. The Designation By-law for the property remains under appeal before the Ontario Land Tribunal and is not in force and effect. As part of the proposed heritage conservation, the owner is required to withdraw their objection to the designation of the property. A Heritage Easement Agreement to ensure the conservation of the heritage attributes.

Amenity Space

The proposed amenity space is acceptable. A total of 148 square metres of space is proposed, with 120 square metres of indoor amenity space (2.0 square metres per unit) and 28 square metres of outdoor amenity space (0.4 square metres per unit).

Shadow Impact

The proposal casts shadows on the Neighbourhoods to the east between 3:18 and 6:18 p.m. during the spring equinox and between 2:18 and 6:18 p.m. during the fall equinox. In reviewing the submitted shadow studies, staff considered the presence of residential dwellings fronting Broadcast Lane and evaluated potential shadow impacts on these properties. The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on Neighbourhoods, particularly during the spring and fall equinoxes.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas in the public realm will be suitable for their intended uses throughout the year and no ground level pedestrian areas surrounding the subject site will experience unsafe or uncomfortable wind conditions.

Servicing

Staff reviewed the submitted materials and identified outstanding items for review. As set out in the Recommendations of this Report, the owner is required to address any outstanding items through the submission and acceptance of a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review. The Zoning By-law Amendment may be enacted with a Holding provision to secure completion of the necessary servicing requirements, but if these requirements are satisfied to Council enacting the bill in this matter the H will not be included.

Should it be determined that an easement expansion or infrastructure improvements are required to support the proposed development, the owner will be required to pay for and construct, and enter into appropriate agreements with the City for the design and construction of any necessary municipal infrastructure improvements.

Solid Waste

A Waste Management Plan was submitted for review, and staff accept the conclusions of the report. No Type G loading space is provided, as Broadcast Lane is too narrow to accommodate a standard 4.0-metre-wide waste collection vehicle and the lane measures approximately 3.6-metres with limited manoeuvring space.

The development qualifies for the Mid-Rise Building Exemption, which applies to buildings under 12 storeys with up to 60 units. Accordingly, the residential component is eligible for City curbside multi-residential collection, while the non-residential uses will require private waste collection.

Lane Widening

To satisfy the Official Plan laneway width requirements, a 1.67-metre wide lane widening dedication along Broadcast Lane will be conveyed to the City. This will be

identified in the Zoning By-law for the site and conveyed through the Site Plan Control process.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking and loading arrangements for this development.

Broadcast Lane functions both as a service corridor and as a residential frontage for existing low-rise dwellings. The laneway width is physically constrained by buildings constructed to the lot lines, however, the proposal includes a lane widening at the rear of the site. Given its limited width and residential function, staff reviewed the proposed access, parking, and loading arrangements to ensure that vehicular activity associated with the development can be accommodated safely and without undue impacts on lane operations or adjacent residential properties.

Vehicular access to the site is proposed from Broadcast Lane at the rear of the site, which would provide access to the on-site parking stackers containing a total of 15 residential parking spaces, 2 residential visitor parking spaces, including 1 accessible space, and 1 Type C loading space. The access, parking and loading configuration is acceptable to Transportation Review.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. 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 owner is required to satisfy the parkland dedication requirement through cash-in-lieu. 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. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

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.

Holding Provision

This Report recommends that the Zoning By-law Amendment be enacted following the owner's satisfaction of heritage conditions set out in the Recommendations of this Report. Matters relating to site servicing will be included within a holding provision pursuant to Section 36 of the Planning Act.

This would restrict the use of the lands until the conditions for lifting the holding provision are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding symbol.

The specific conditions to be met, prior to the removal of the holding provision include the following:

- The owner shall submit, at their sole cost and expense a revised Functional Servicing and Stormwater Management Report for review and acceptance, demonstrating that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review;
- The owner shall enter into one or more financially secured agreements with the City to provide for the design and construction of any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, including the provision of all required financial securities, to the satisfaction of the Director, Engineering Review, Development Review; or confirmation that the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report have been constructed and are operational, all to the satisfaction to the Director, Engineering Review, Development Review;

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

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.

CONTACT

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tiffany.ly@toronto.ca

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 – Mixed Use Areas 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: 509 Parliament Street **Date Received:** March 17, 2023

Application Number: 23 124360 STE 13 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment law to permit the development of site for a 10-storey mixed-use building (38.5 metres) with retail at-grade (281 square metres) and 60 dwelling units. The western (Parliament Street) elevation of the existing 1½ storey listed heritage building at 509 Parliament Street is proposed to be retained.

Applicant	Agent	Architect	Owner
Streetwise Capital Partners Inc.	WND Associates Inc.	RAW Design	The Theatre Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 2.0 (c1.0; r2.0) SS2 (x2362)	Heritage Designation:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 857 Frontage (m): 23 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	966		506	506
Residential GFA (sq m):			4,240	4,240
Non-Residential GFA (sq m):	1,354		278	278
Total GFA (sq m):	1,354		4,518	4,518
Height - Storeys:	2		10	10
Height - Metres:			35	35

Lot Coverage Ratio (%): 59.04 Floor Space Index: 5.27

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	4,240	
Retail GFA:	278	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			60	60
Other:				
Total Units:			60	60

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			23	30	7
Total Units:			23	30	7

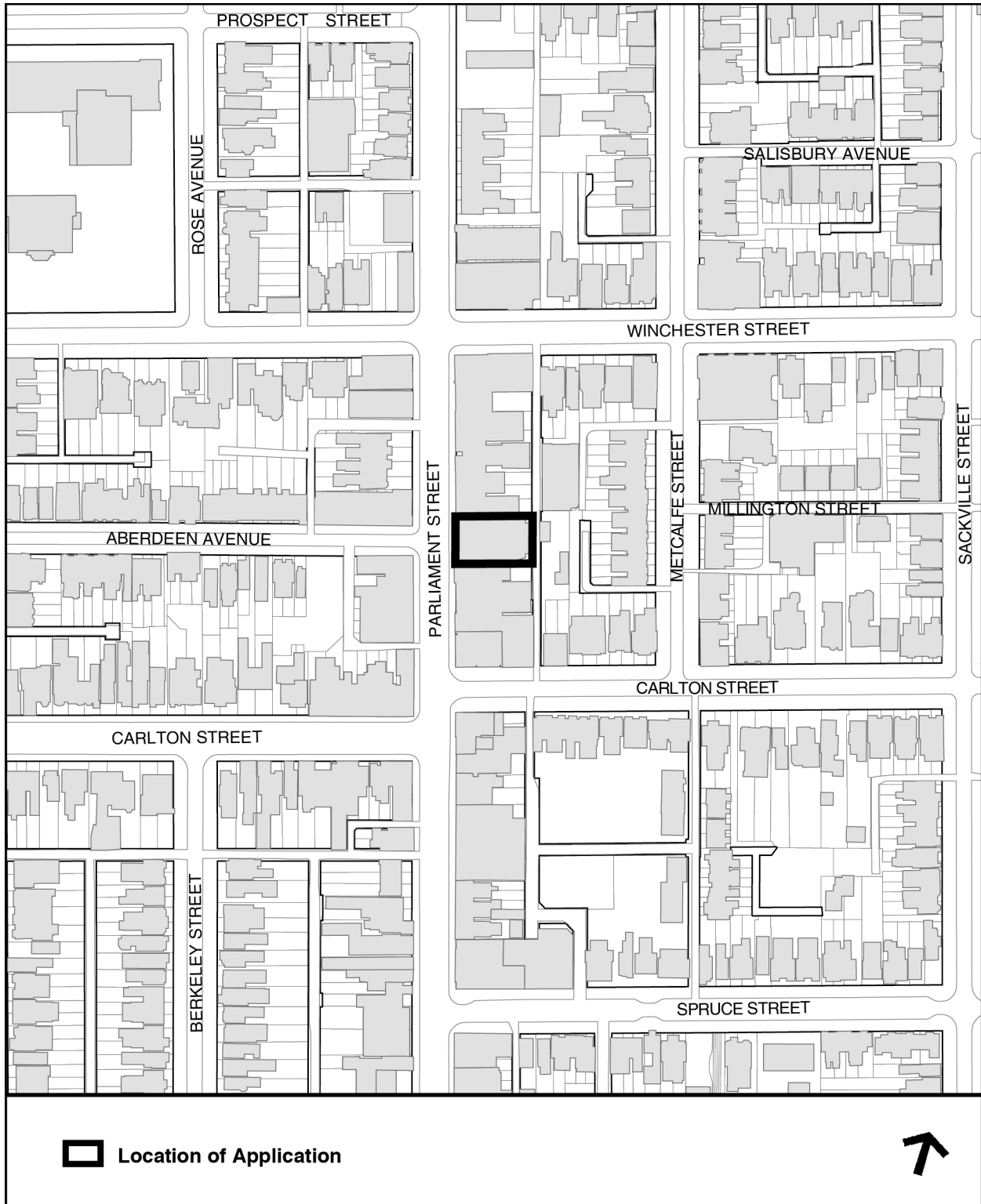
Parking and Loading

Parking Spaces: 17 Bicycle Parking Spaces: 66 Loading Docks: 1

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

509 Parliament Street

File # 23 124360 STE 13 0Z

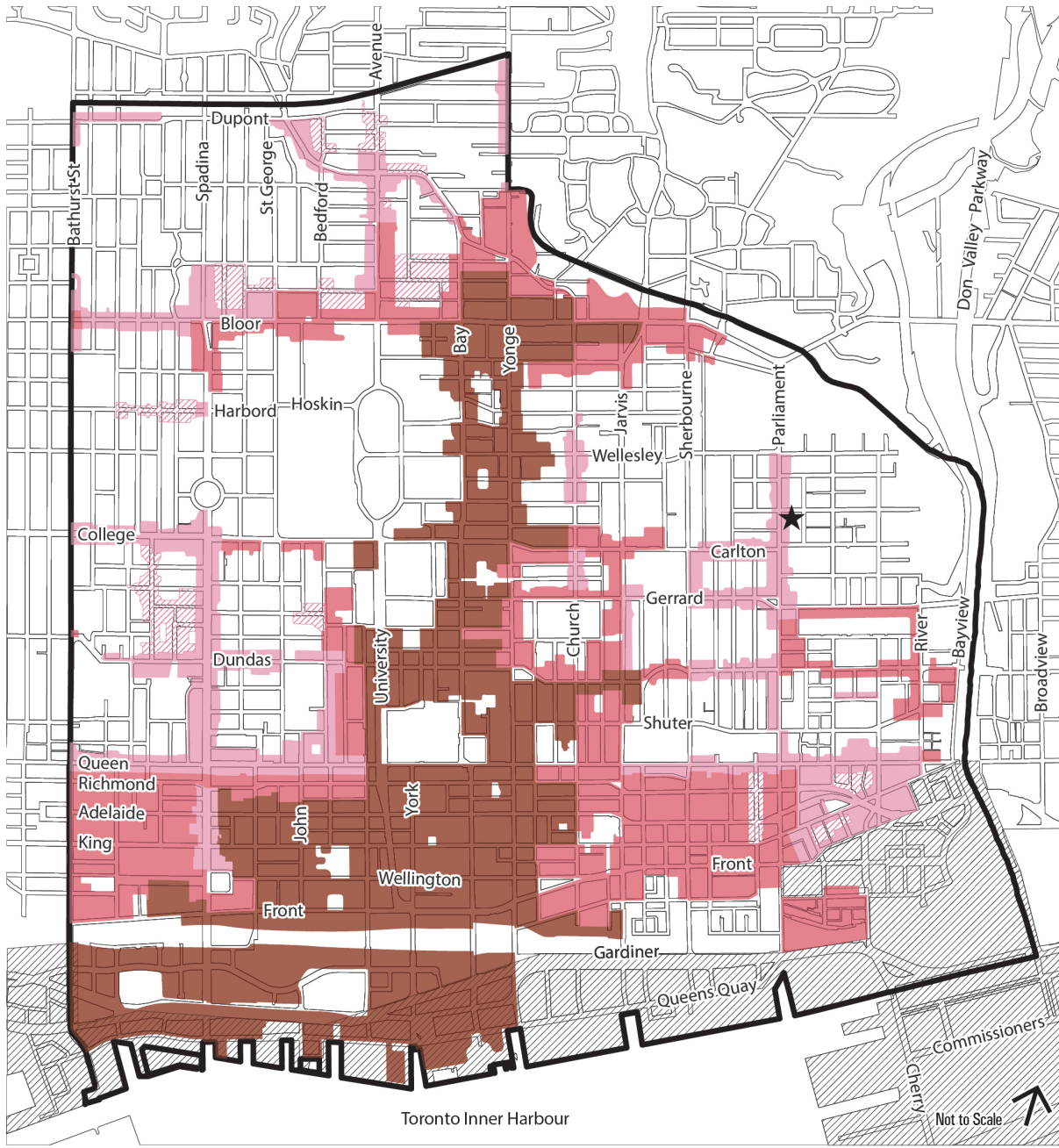
 Location of Application

 site  Neighbourhoods  Mixed Use Areas



Not to Scale
Extracted: 12/02/2025

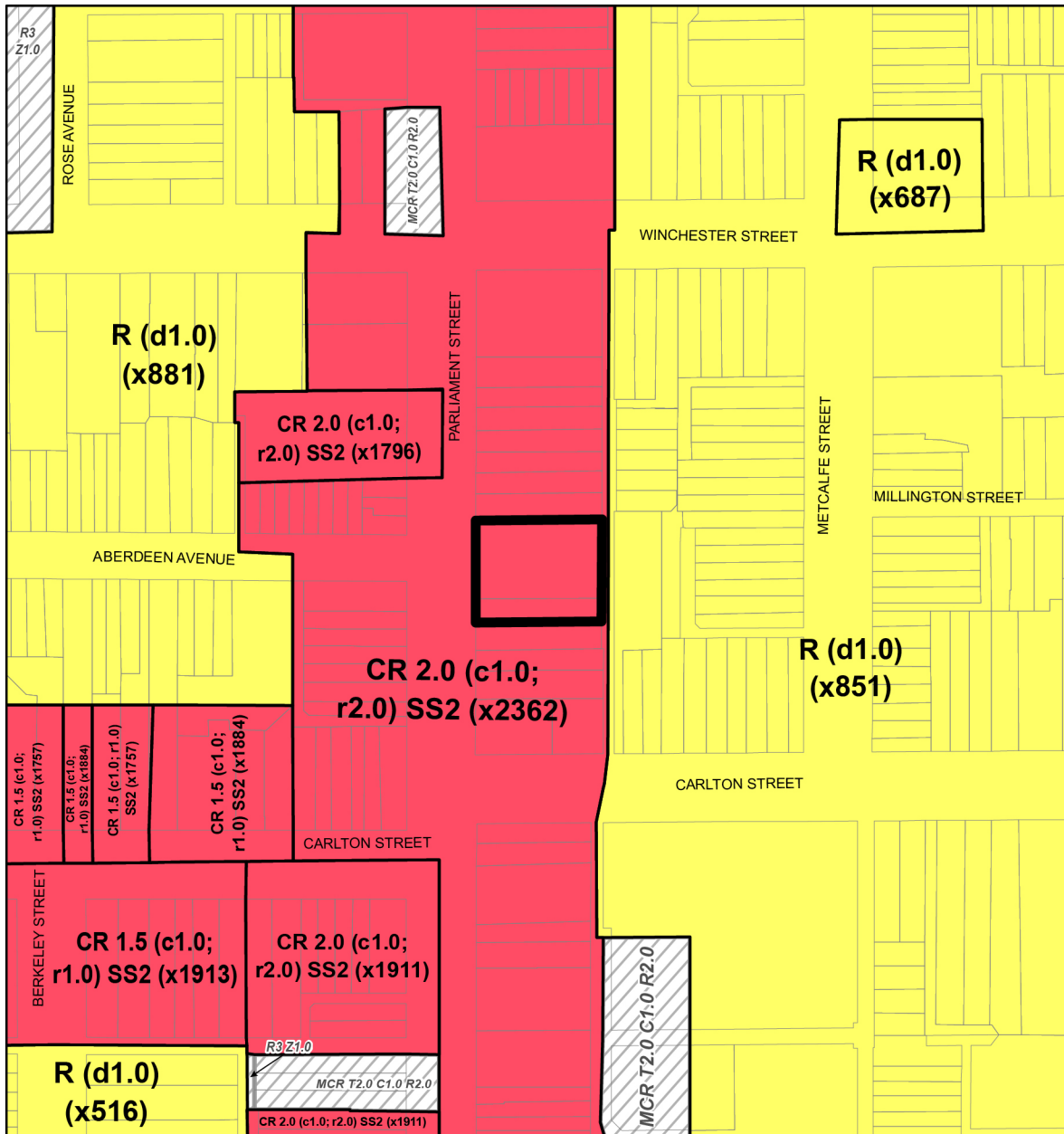
Attachment 4: Downtown Plan – Mixed Use Areas Map



Downtown Plan MAP 41-3 Mixed Use Areas

- 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

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

509 Parliament Street

File # 23 124360 STE 13 OZ

- Location of Application
- R Residential
- CR Commercial Residential

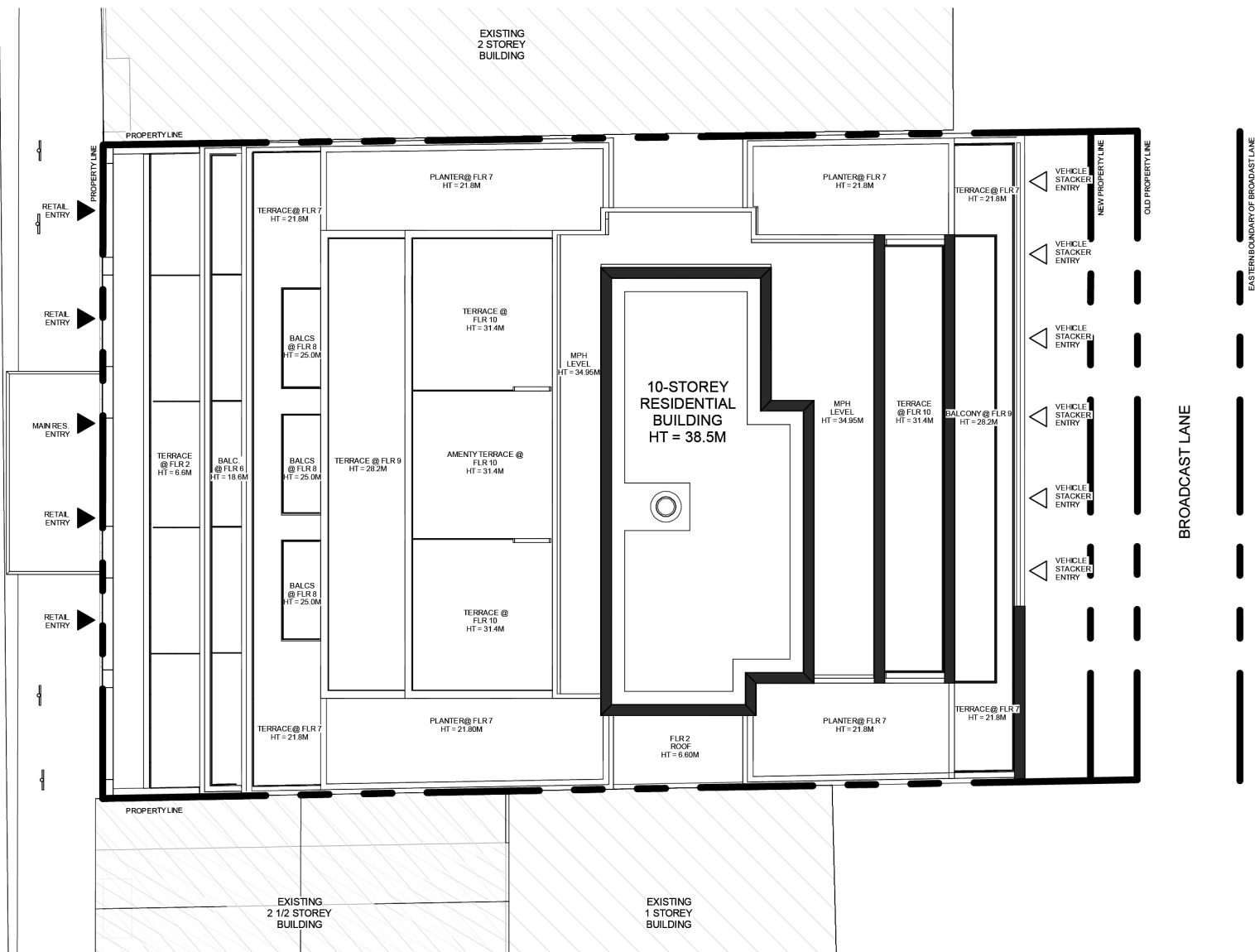
- See Former City of Toronto By-law No. 438-86
- R3 Residential District
- MCR Mixed-Use District



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Attachment 6: Draft Zoning By-law Amendment

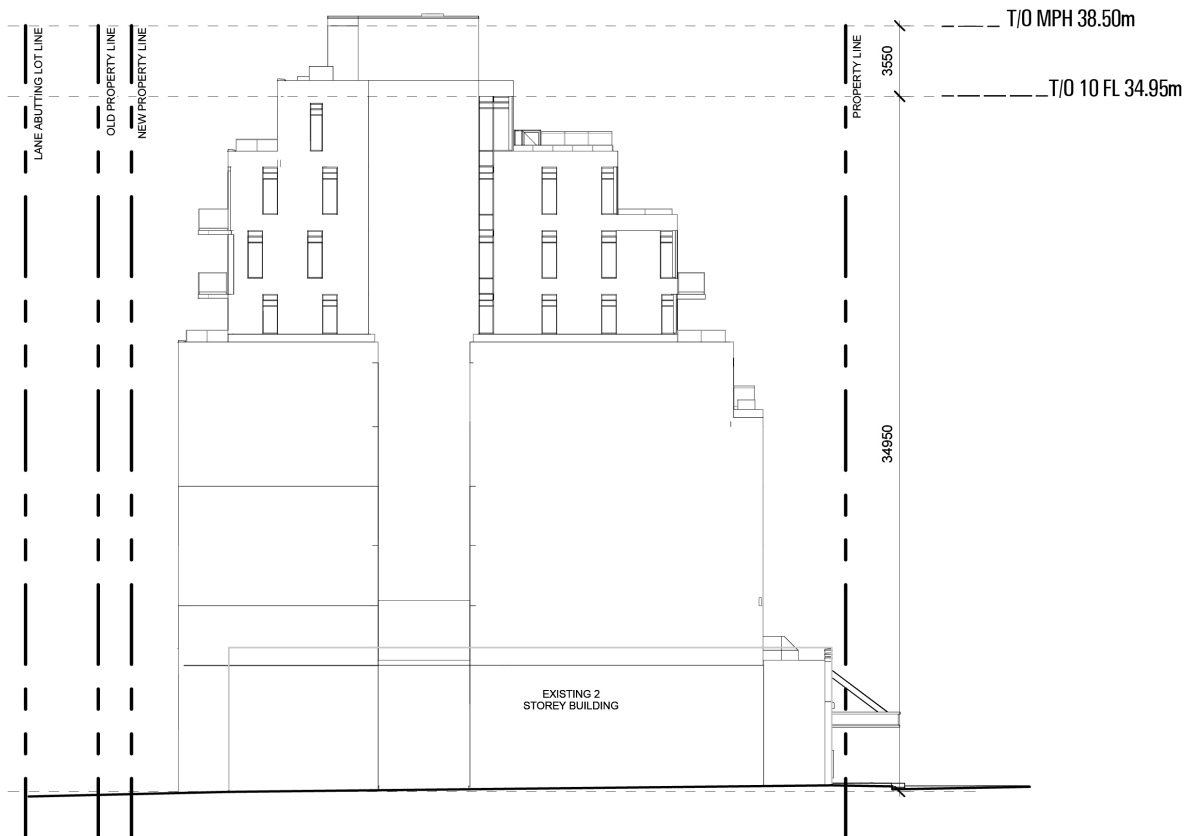
To be made available prior to the January 13, 2026, Toronto and East York Community Council Meeting.



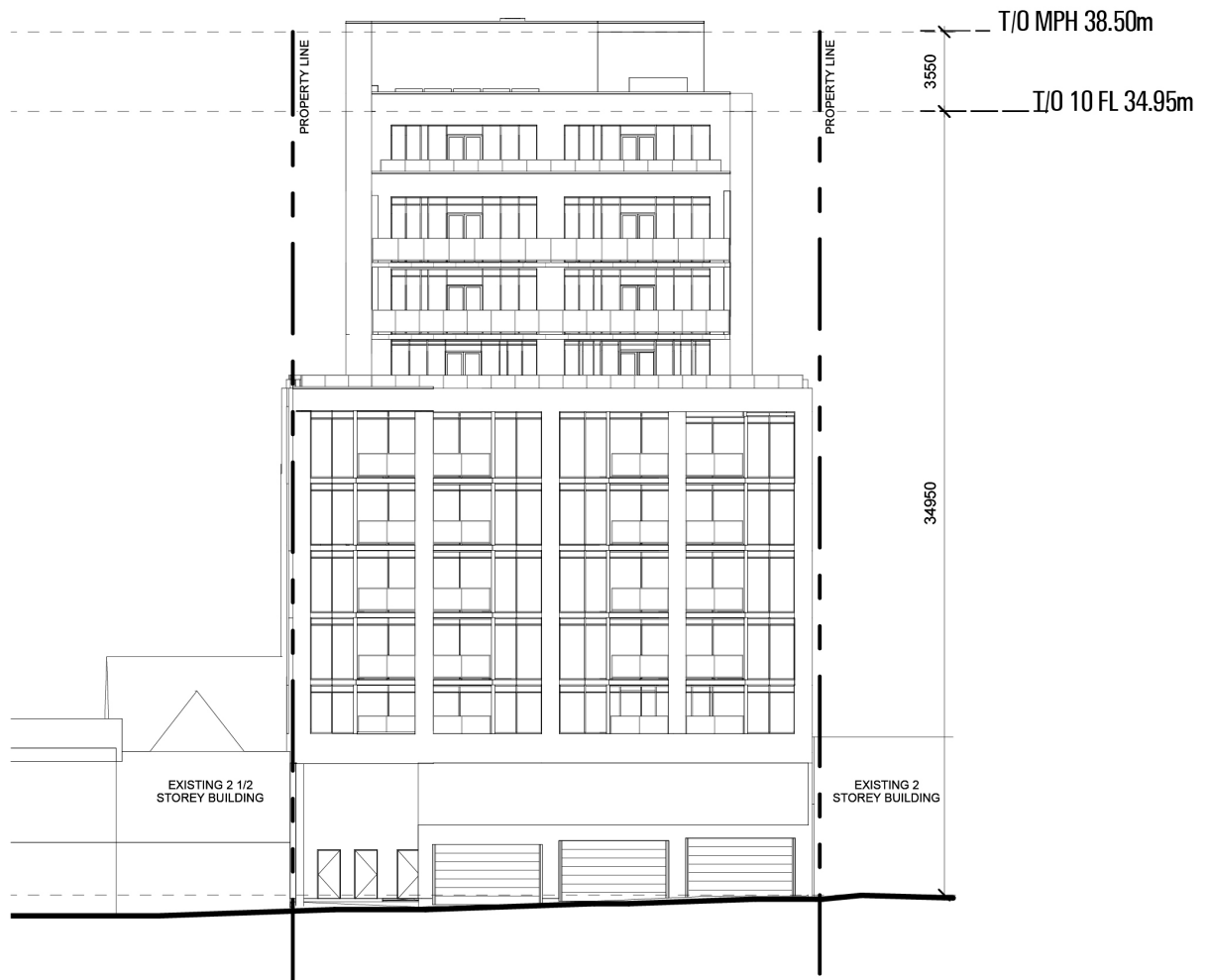
Site Plan



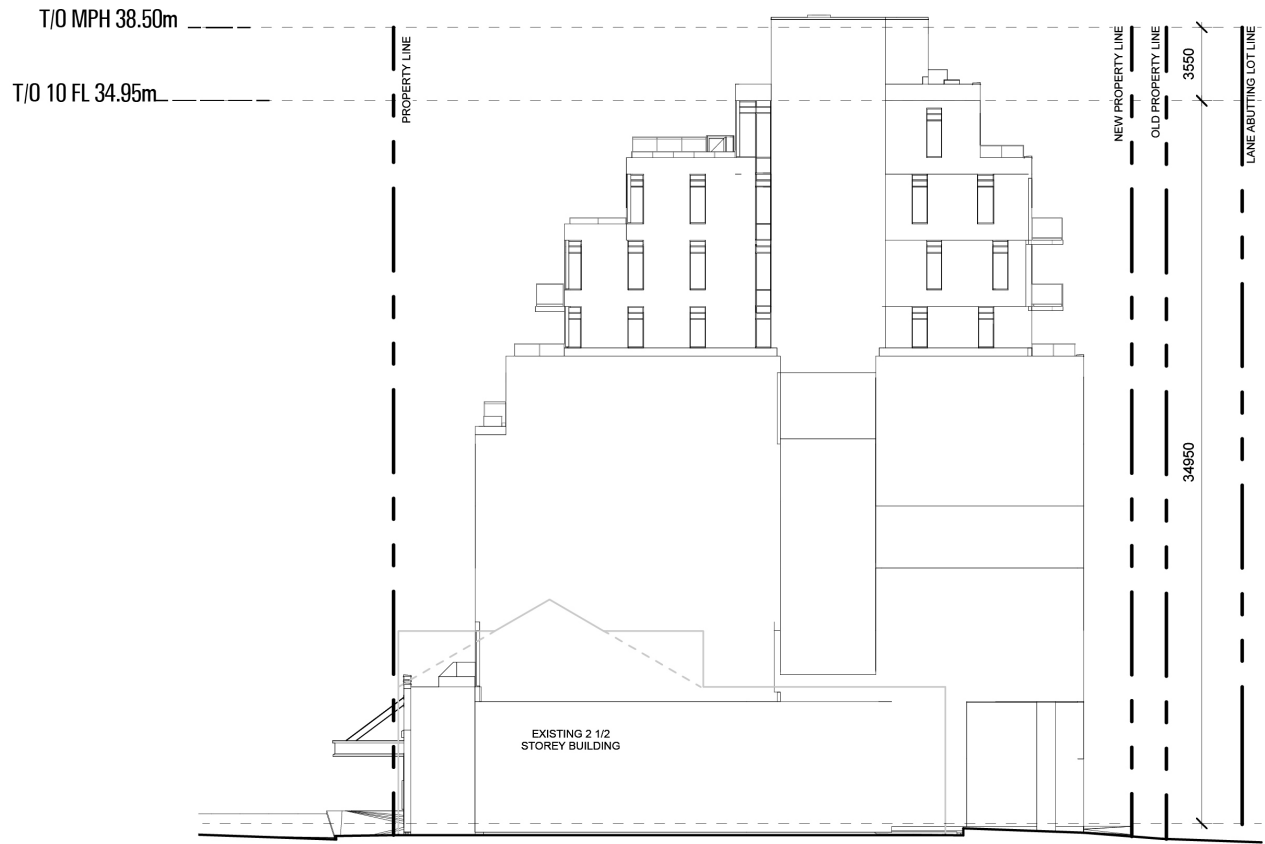
Attachment 8: Elevations



North Elevation



East Elevation

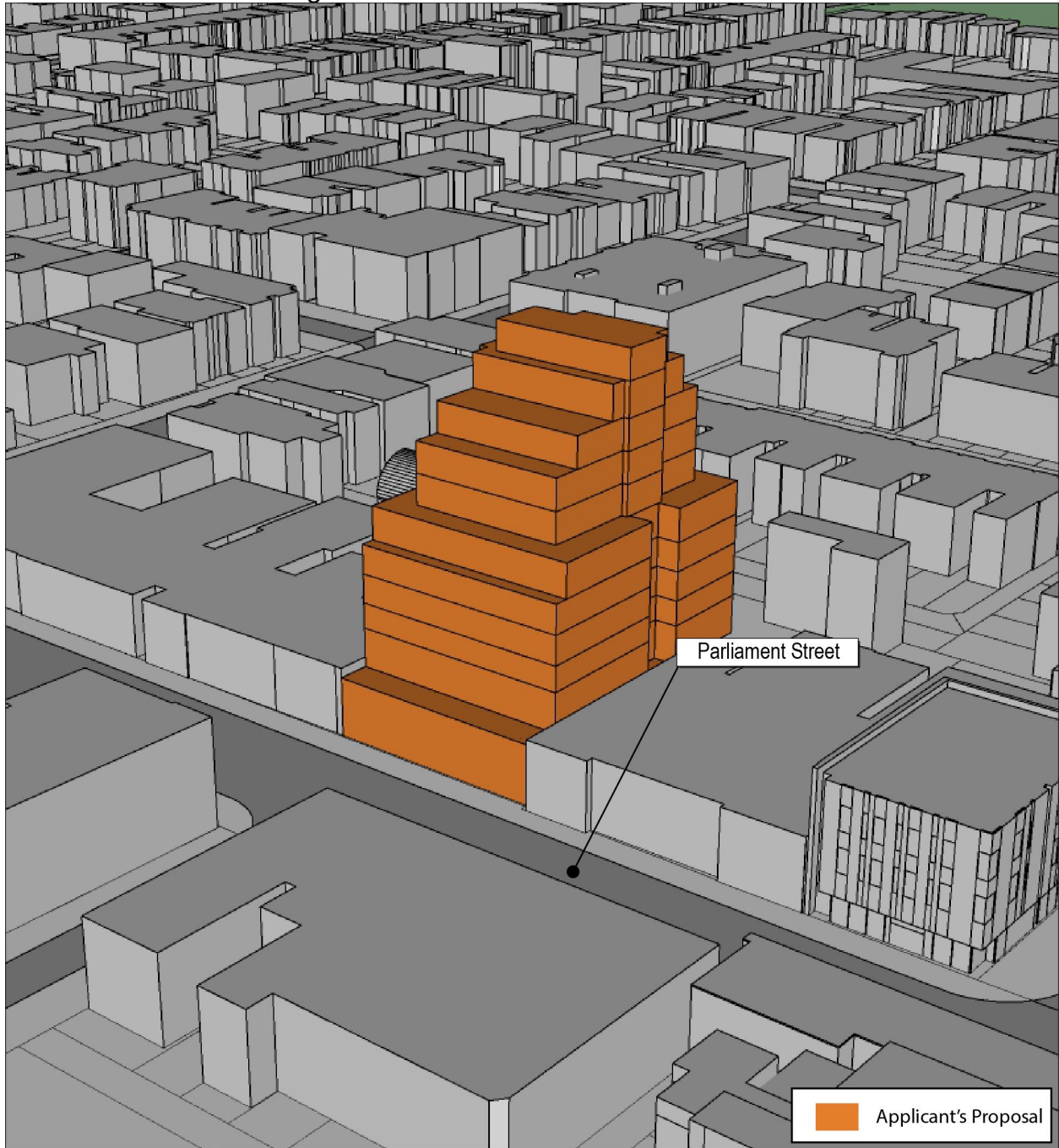


South Elevation



West Elevation

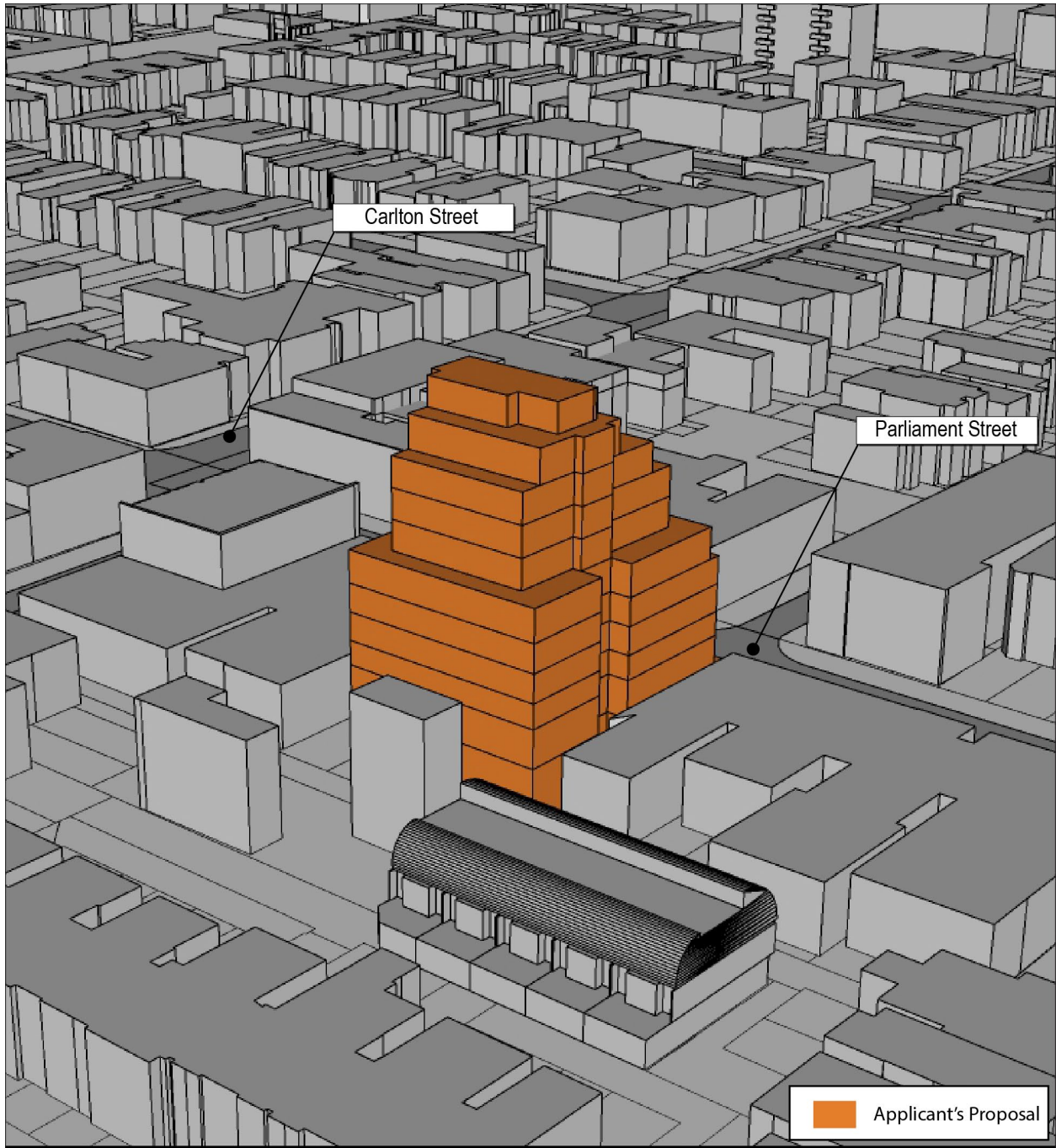
Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Northeast



12/16/2025



View of Applicant's Proposal Looking Southwest



12/16/2025