

509 Parliament Street – Zoning By-law Amendment Application – Appeal Report

Date: March 25, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 23 124360 STE 13 OZ

SUMMARY

On January 13, 2026, Toronto and East York Community Council considered a Zoning By-law Amendment application, and an application for alterations to the proposed designated heritage property at 509 Parliament Street, to permit a 10-storey mixed use building. Toronto and East York Community Council adjourned the public meeting and deferred consideration on both the Zoning By-Law Amendment application and the alterations to the proposed heritage property until the following meeting of Toronto and East York Community Council.

On February 19, 2026, Toronto and East York Community Council considered a Zoning By-law Amendment application and an application for alterations to the proposed designated heritage property at 509 Parliament Street. Toronto and East York Community Council adjourned the public meeting and deferred both the Zoning By-Law Amendment application and the alterations to the proposed heritage property until the April 1, 2026, meeting of Toronto and East York Community Council.

On March 18, 2026, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (“OLT”) due to Council’s failure to make a decision within the time frame in the Planning Act.

This Report is provided as an update in response to the OLT appeal and recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to support the application in its current form.

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City Staff, to attend the Ontario Land Tribunal in support of the current application regarding the Zoning By-law

Amendment Application appeal for the lands municipally known as 509 Parliament Street.

2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order be withheld until such time as the City Solicitor advises that:

- a. the proposed Zoning By-law Amendment is in a final form and content satisfactory to the Executive Director, Development Review and the City Solicitor;
- b. the owner has provided confirmation of water, sanitary and stormwater capacity to the satisfaction of the Director, Engineering Review, Development Review, or the Director, Engineering Review, Development Review, has determined that holding provisions are required in the Zoning By-law Amendment;
- c. the owner has entered into a Heritage Easement Agreement with the City for the property at 509 Parliament Street to the satisfaction of the Senior Manager, Heritage Preservation Services, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
- d. the owner has provided a Conservation Plan prepared by a qualified heritage consultant for the property at 509 Parliament Street to the satisfaction of the Senior Manager, Heritage Preservation Service.

3. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

COMMENTS

This report recommends staff be directed to attend the OLT hearing in support of the Zoning By-law Amendment application. The report does not propose any modifications to the recommendations of the Decision Report dated January 12, 2026, as staff maintain their position in support of the application.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following preliminary list of conditions should be imposed on the issuance of any final order of the Tribunal on the Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

- An acceptable final form and content of the draft Zoning By-law Amendment;
- the owner has provided confirmation of water, sanitary and stormwater capacity, or holding provisions are included in the Zoning By-law Amendment;
- the owner has entered into a Heritage Easement Agreement with the City for the property at 509 Parliament Street, including execution and registration of such agreement; and
- the owner has provided a Conservation Plan prepared by a qualified heritage consultant for the property at 509 Parliament Street.

CONTACT

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SIGNATURE

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