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VIA EMAIL – [teycc@toronto.ca](mailto:teycc@toronto.ca)

C/O Cathrine Regan, Administrator  
Toronto and East York Community Council  
Toronto City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

Dear Members of Community Council:

**Re: TE29.6 & TE29.7 – 509 Parliament Street – Zoning By-law Amendment Application and Heritage Permit**

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We act on behalf of Streetwise Properties Inc., with respect to the property municipally known as 509 Parliament Street (the “**Site**”) in the City of Toronto (the “**City**”). The Site is located on the east side of Parliament Street, south of Winchester Street and north of Carlton Street. The existing structure on 509 Parliament Street is a one- and two-storey structure. We are writing with respect to our client’s applications: for a Zoning By-law Amendment; and for Alterations and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (collectively, the “**Applications**”).

### Background

On March 21, 2023, our client submitted the Zoning By-law Amendment application to support the redevelopment of the Site with a 10-storey mixed-use building, including the in-situ retention of the west (primary) elevation of the former Carlton Theatre along Parliament Street. In support of the Zoning By-law Amendment application, a Heritage Impact Assessment was submitted in June 2025 prepared by our client’s heritage consultants, ERA Architects. On February 7, 2024, Council adopted Designation By-law 103-2024 under Part IV, Section 29 of the Ontario Heritage Act. The Designation By-law is currently under appeal before the Ontario Land Tribunal and is not in force and effect.

Since the submission of the Applications and Council’s adoption of the Designation By-law, our client and their consultant team have worked with staff to revise the application materials to address comments. Planning staff submitted a report to this Community Council dated January 12, 2026 (the “**Staff Report**”) stating that, in their opinion, the Zoning By-law Amendment application has regard for the relevant matters of provincial interest, conforms to the City’s Official Plan and Secondary Plan, and satisfies all other relevant guidelines and requirements.

A separate report from Heritage Staff, dated October 28, 2025 to the Toronto Preservation Board, recommended the approval of the heritage permit and indicated that staff are satisfied that the proposal conserves the designated heritage property and is consistent with the policy framework. Subsequently, on November 18, 2025, the Toronto Preservation Board adopted Heritage Staff’s

recommendation to approve the proposed alterations and demolitions and to consent to entering into a heritage easement agreement for the Site.

On January 13, 2026, this Community Council considered Staff's recommendation to approve the Applications. Despite the support of staff for the Applications, consideration was deferred to the meeting on February 19, 2026. It is our understanding that the reason for the deferral was to consider revisions to the solid waste management plan.

The Proposed Development was reviewed by Solid Waste Management Services Staff throughout the development review process. We note that staff were supportive of the waste management plan proposed, as noted in the Staff Report:

“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.”

The proposed development contained in the Applications before Community Council at this time is consistent with the criteria for the Mid-Rise Building Exemption and addresses all concerns related to solid waste management. We note that there will be a further opportunity for Staff and the applicant to work together during the site plan approval process to ensure that the staging of bins does not conflict with pedestrian clearway and street tree and furnishing areas.

#### Request of Community Council

For the reasons described below, at this time, we request that Community Council adopt staff's recommendation and recommend City Council approval of the Zoning By-law Amendment and heritage permit applications.

#### **Built Form**

The Site is designated “Mixed Use Areas 3 – Main Street” in the Downtown Secondary Plan. This designation applies to lands envisioned for development with a main street character, generally in the form of low- to mid-rise buildings.

Furthermore, the proposed built form incorporates a total building height as well as stepbacks and setbacks, that are both consistent with the Mid-Rise Design Guidelines as well as respond to the appropriate transition in the surrounding context.

#### **Land Use**

The proposal for a mid-rise mixed-use building on the Site addresses both the City's and the Province's direction to provide housing at a mid-rise scale and retail units along a main street, Parliament Street, identified as both a Great Street and Priority Retail Street in the Secondary Plan and Official Plan.

## City of Toronto Midrise Buildings Design Guidelines

The Proposed Development has regard for the design direction of the City of Toronto Mid-Rise Building Design Guidelines, including with respect to development on heritage properties (1.2), development adjacent to heritage conservation districts (1.2.2 (d)), considerations for sunlight (3.2.1), wind and pedestrian comfort (1.4 (a), (b) and (c)), site servicing, access and parking including the collection of solid waste materials (2.5 (f)), building height (3.1 (c)), relationship to the public realm (3.2.2(a), (b), (c) and (g)), front facade alignment (3.2.4 (b)), rear transition to *Neighbourhoods* areas (3.3.1 (c)), and side setbacks of upper floors (3.4 (g)).

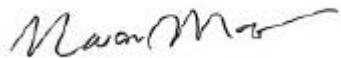
### Public Realm and Solid Waste

The proposal conforms with the applicable public realm policies of the Official Plan and Downtown Secondary Plan, by animating the frontage by locating the residential lobby and commercial units along Parliament Street, and by complying with all Solid Waste Management requirements. The Waste Management Plan submitted by our client and accepted by staff notes that the residential component is eligible for City curbside multi-residential collection, while the non-residential uses will require private waste collection and that curbside collection will occur twice-per-week (instead of the typical once-per-week) arranged by our client, to reduce the number of bins to be placed on the curb.

We appreciate Community Council's consideration of this item, and we trust the enclosed is satisfactory. Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Naomi Mares  
Partner

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