

Toronto & East York Community Council

509 Parliament Street

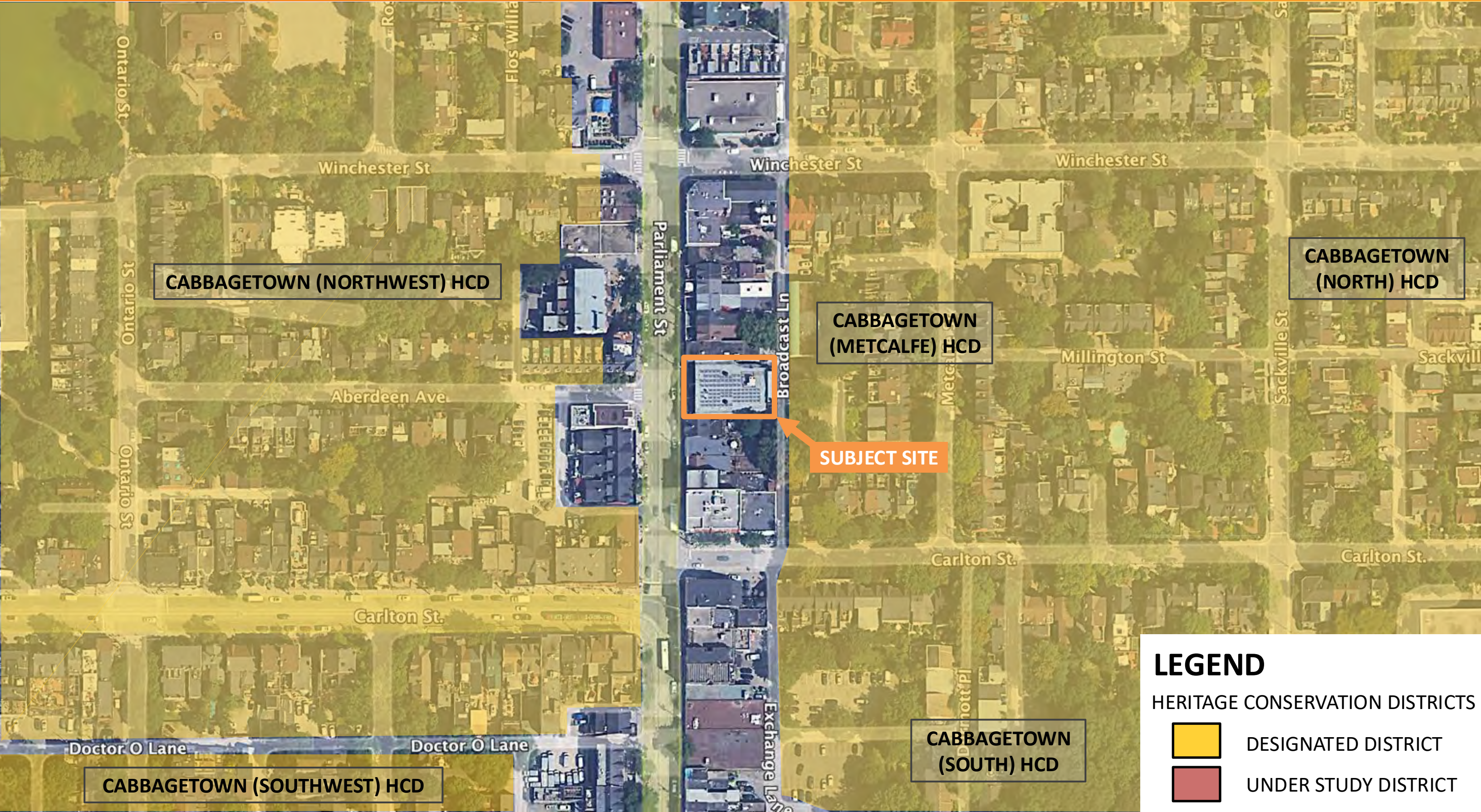
13 January 2026



SUBJECT SITE CONTEXT

Neighbourhood & Contextual Area

AERIAL VIEW OF THE SUBJECT SITE WITH HCD OVERLAY



Context Photographs

View of the Subject Site from Parliament Street towards the East



509 PARLIAMENT STREET



Context Photographs

View of the Subject Site from Parliament Street towards the North-East

509 PARLIAMENT STREET



Context Photographs

View along Parliament Street Looking North from the Subject Site



509 PARLIAMENT STREET

Context Photographs

View of Broadcast Lane Looking North off Carlton Street



SUBJECT SITE

BROADCAST LANE

Context Photographs

View along Parliament Street Looking South from the Subject Site



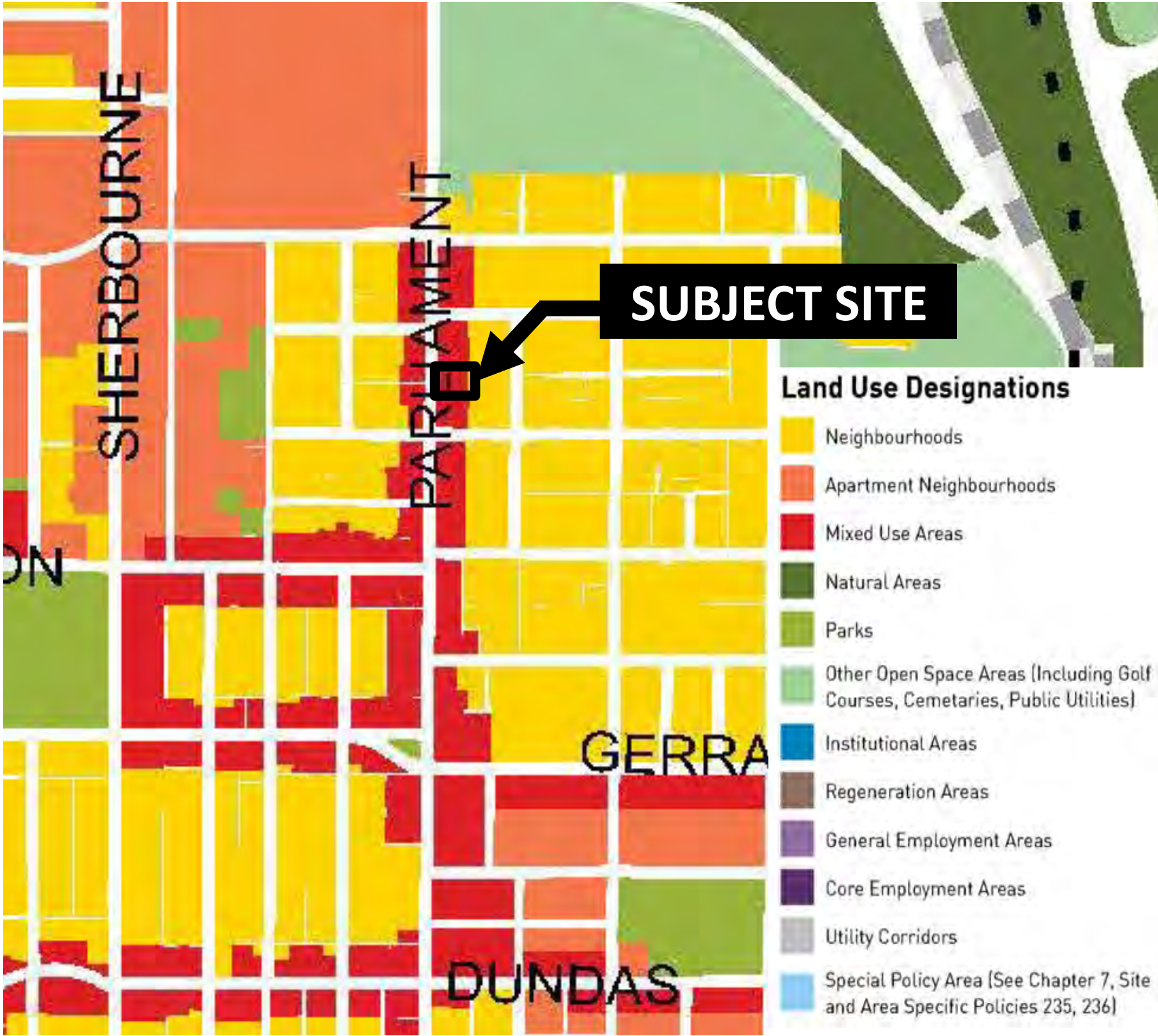
LAND USE PLANNING & URBAN DESIGN

PLANNING FRAMEWORK

TORONTO OFFICIAL PLAN

MIXED USE DESIGNATION

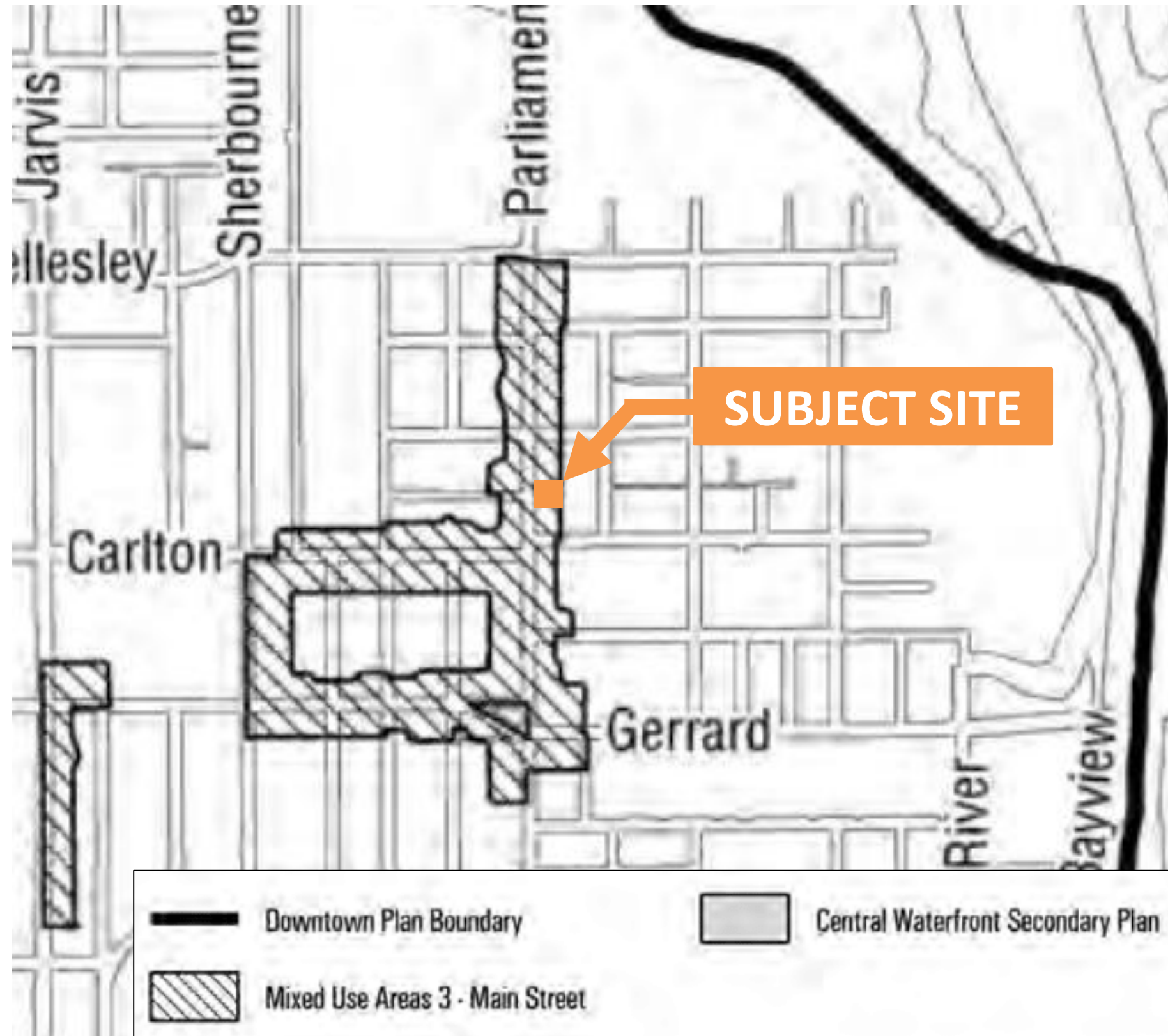
- The Mixed Use Areas designation is intended to combine a “broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces”



DOWNTOWN SECONDARY PLAN

MAP 41-3-C: MIXED USE AREAS 3 – MAIN STREET

- Planned context includes low-rise buildings, mid-rise buildings and some tall buildings;
- Ground floor retail proposed to protect and enhance the commercial public realm along Parliament Street;
- Transition in scale and uses compatible with adjacent Neighbourhoods;
- Side-street vehicular access for a safe and uninterrupted Parliament Street streetscape; and,
- Locates all loading, pick-up/ drop-off and back-of-house activities to the rear of the property, accessed from laneway.



MIDRISE PERFORMANCE STANDARDS

Rear Transition to Neighbourhoods Areas

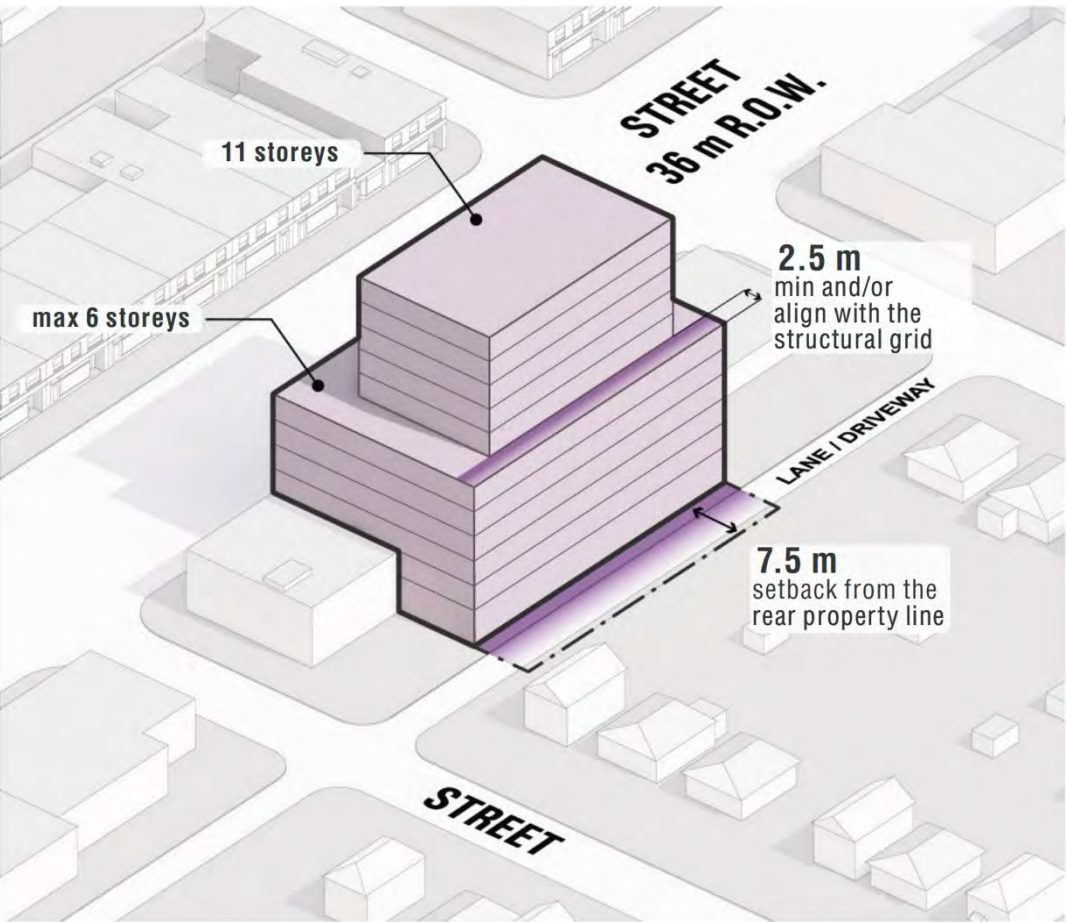


Figure 3.3.2: Sample illustration of an 11-storey building with one step-back at 7th storey rear setback line.



THE PROPOSED DEVELOPMENT

509 Parliament Street

THE PROPOSED DEVELOPMENT

SUMMARY

STATISTIC	VALUE
Total Floor Space Index (FSI)	5.52
Residential Gross Floor Area (GFA)	5,550 m ²
Retail GFA	278 m ²
Total Residential Units	60 units
Studio	0 (0%)
1-bedroom	23 (38%)
2-bedroom	30 (50%)
3-bedroom	7 (12%)
Amenity Space	120 m ² (indoor) 28 m ² (outdoor)
Total Parking	17
Total Bicycle Parking	54



THE PROPOSED DEVELOPMENT

GROUND FLOOR PLAN



- CIRCULATION
- RESIDENTIAL
- PARKING
- SERVICES
- BIKE PARKING
- RETAIL
- INDOOR AMENITY
- OUTDOOR AMENITY
- TERRACE/BALCONY
- HERITAGE

THE PROPOSED DEVELOPMENT

PERSPECTIVE VIEW – LOOKING EAST ALONG PARLIAMENT STREET



THE PROPOSED DEVELOPMENT

PERSPECTIVE VIEW – LOOKING NORTH-EAST ALONG PARLIAMENT STREET TOWARDS HERITAGE RETENTION



THE PROPOSED DEVELOPMENT

PERSPECTIVE VIEW – LOOKING NORTH-WEST ALONG BROADCAST LANE





THANK YOU
Comments & Questions

22013 - SHADOW STUDIES
509 PARLIAMENT STREET
TORONTO, ONTARIO

DATE 07 NOVEMBER 2024



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA



09:18AM
EXISTING CONTEXT



09:18AM
PROPOSED CONTEXT

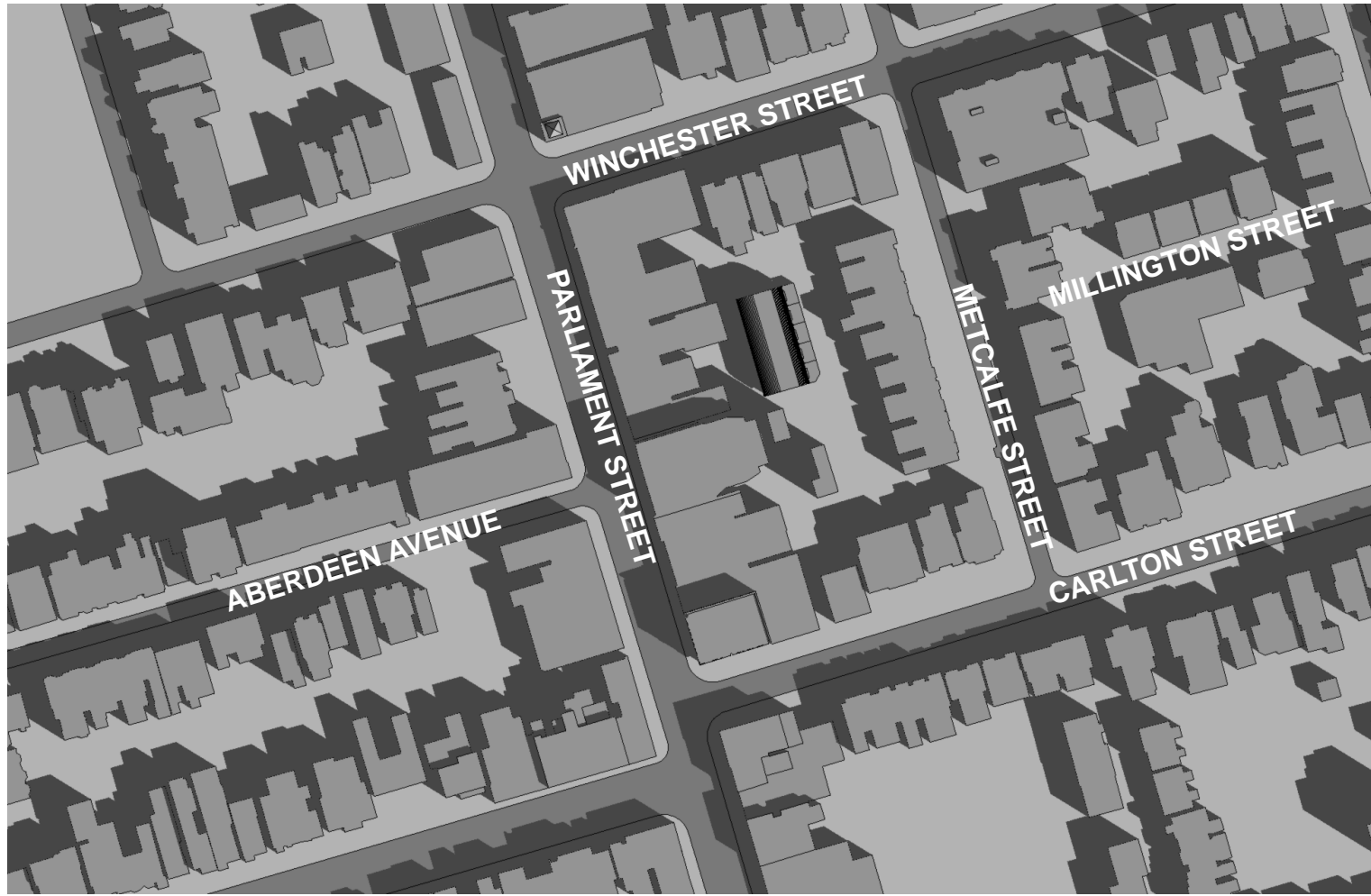
- PROPOSED MASSING
- PROPOSED MASSING SHADOW



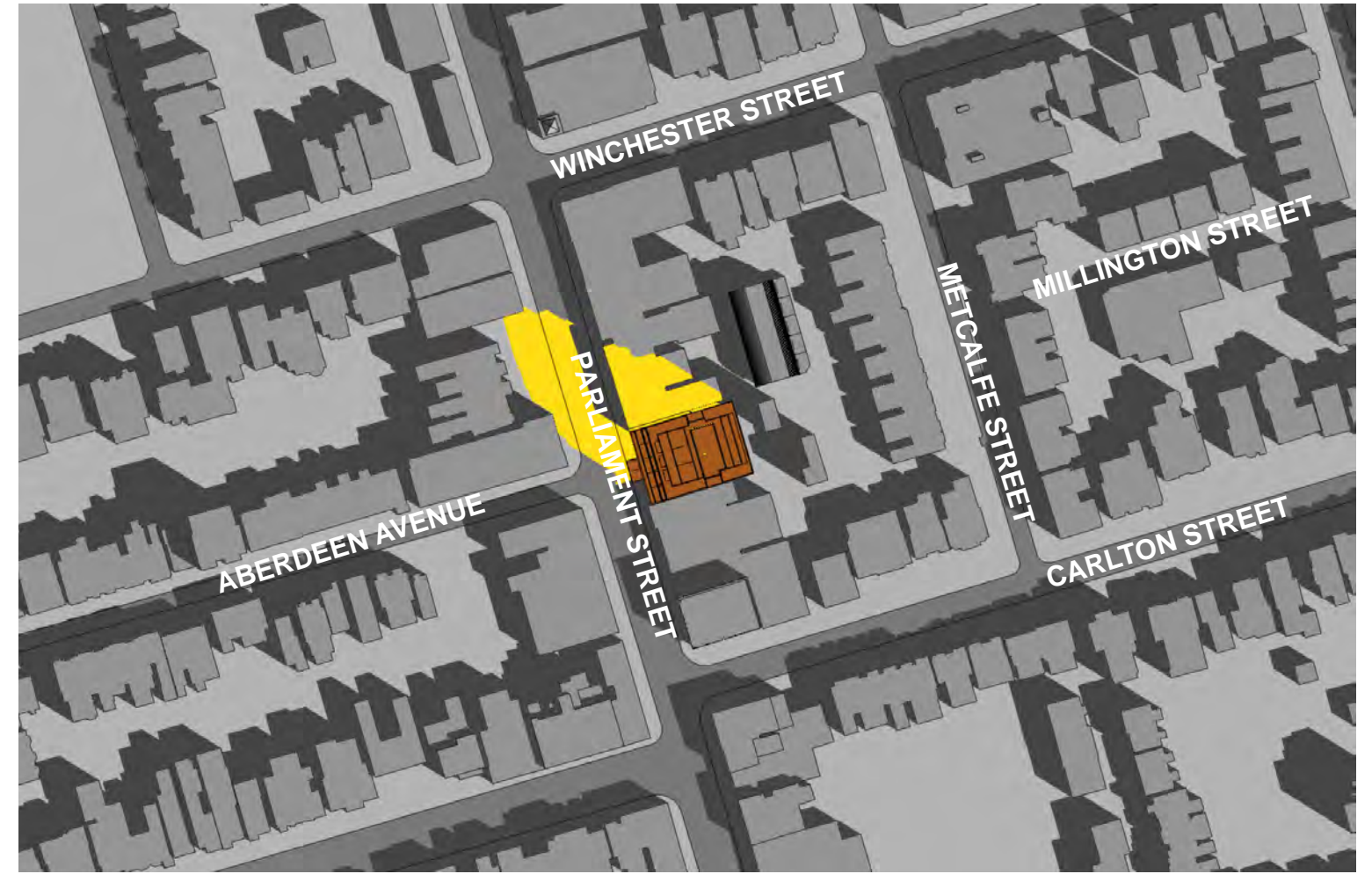
MARCH 21

22013 - 509 PARLIAMENT ST SHADOW STUDY
NOVEMBER 07, 2024





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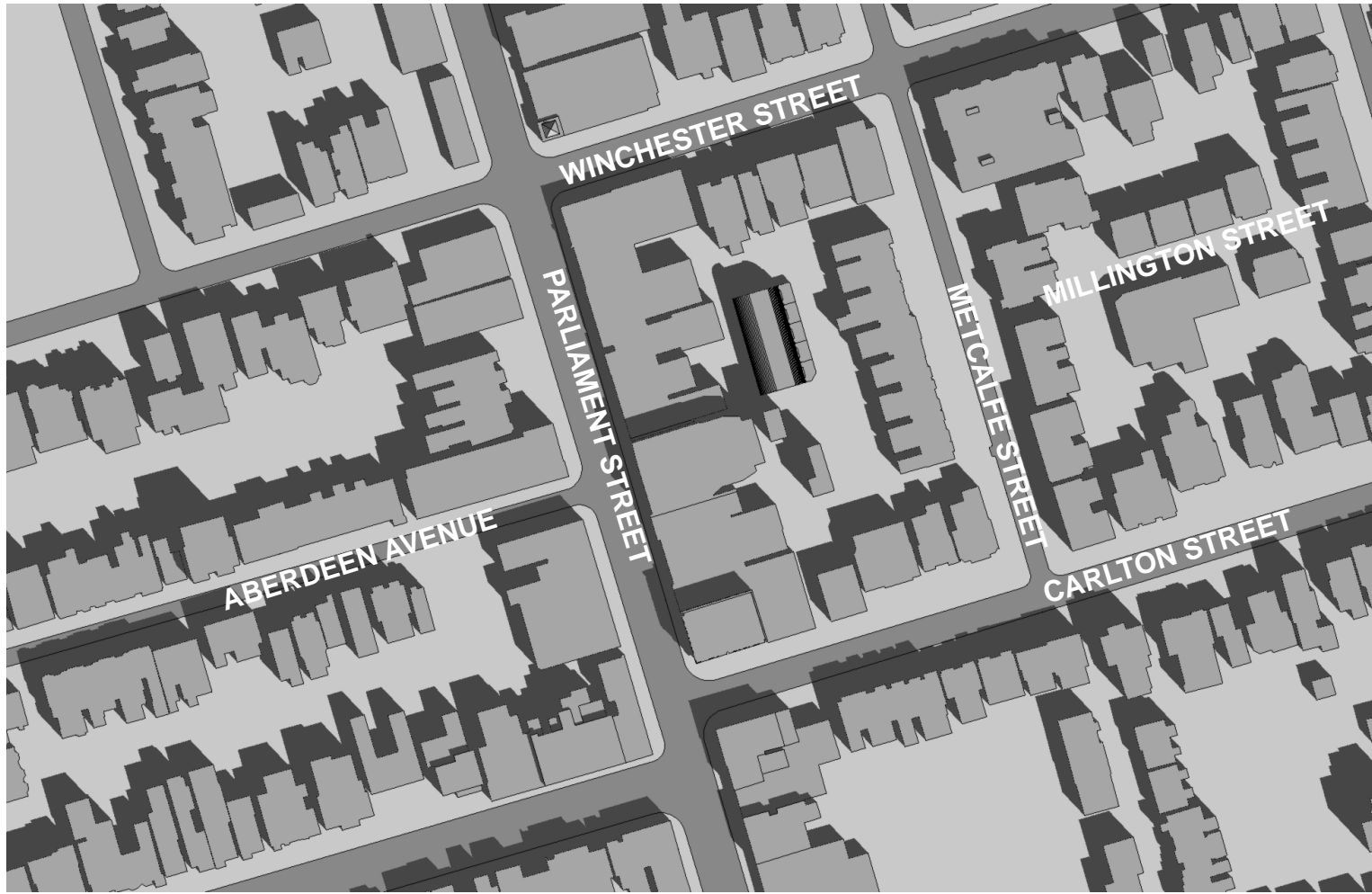
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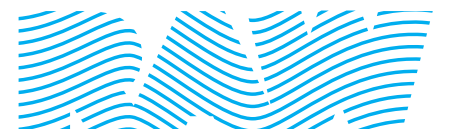
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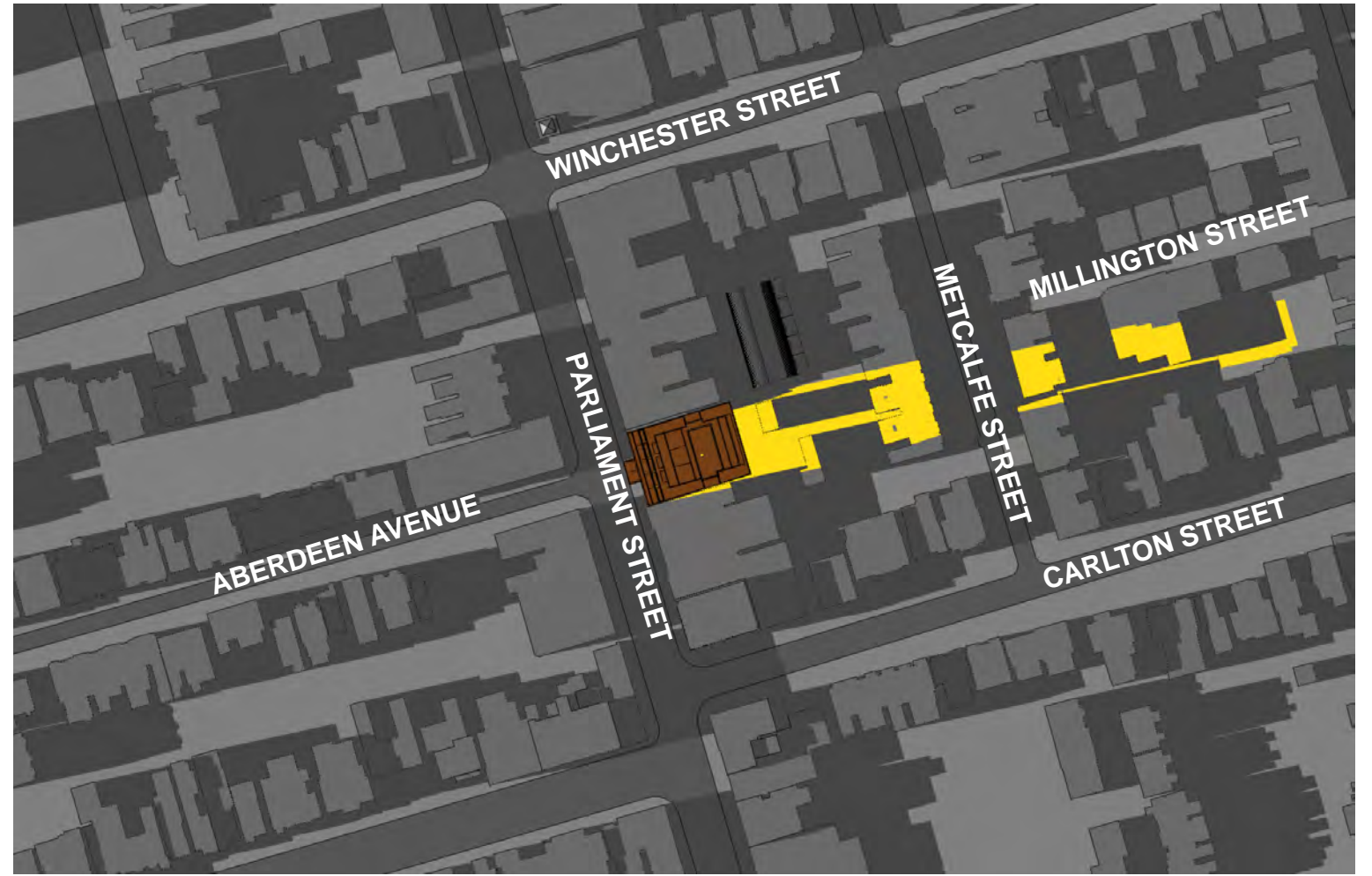
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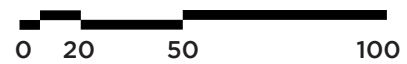


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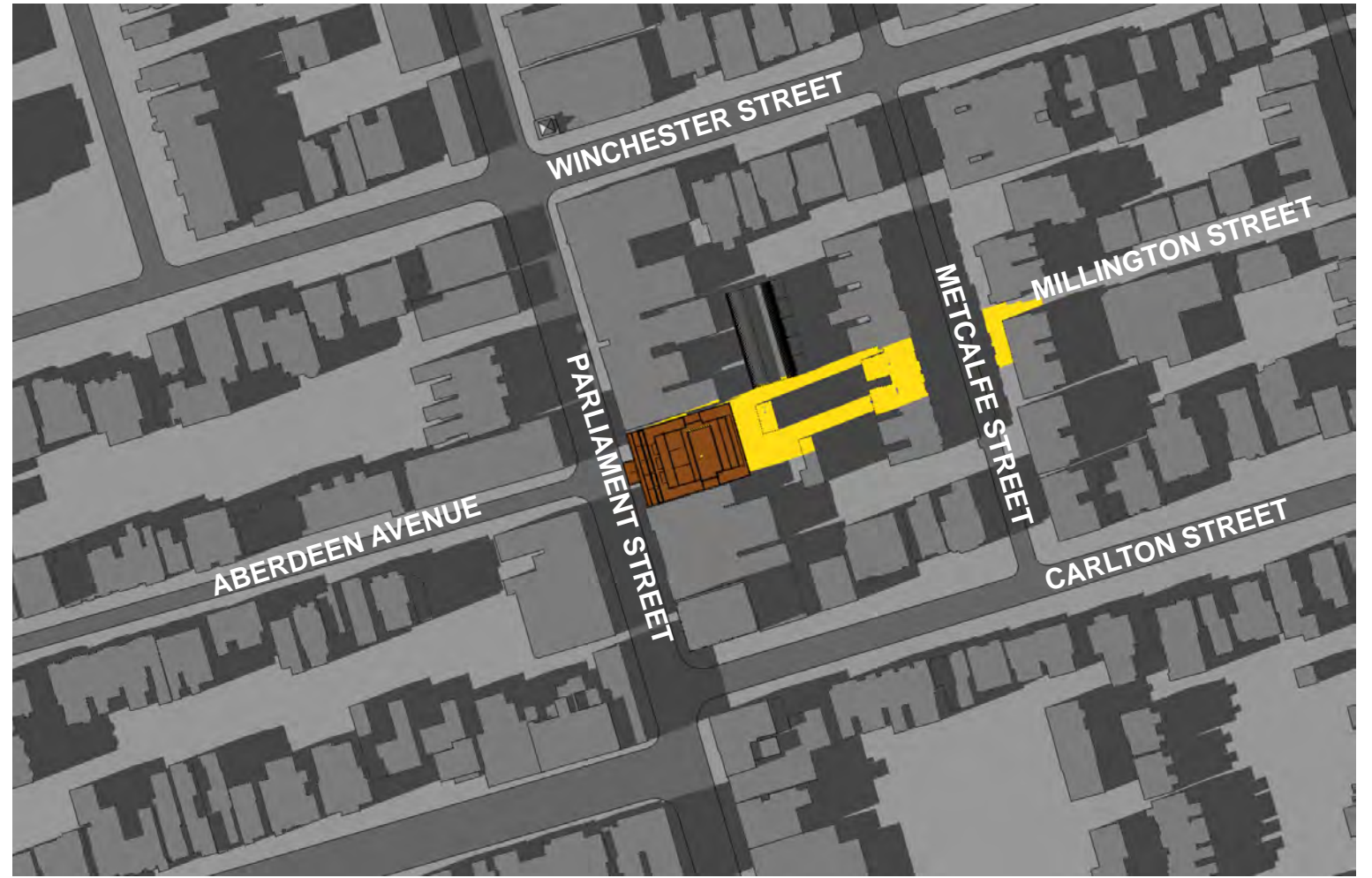
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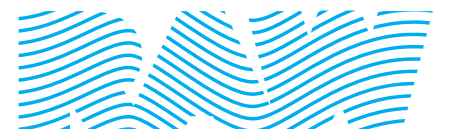
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