

**271 Front Street East and 25 Berkeley Street – Zoning
Amendment Application - Preliminary Report**

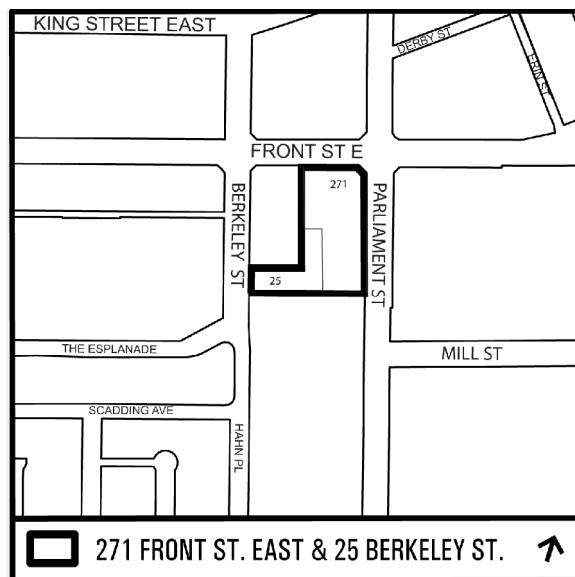
Date:	June 1, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	11 120601 STE 28 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes a mixed-use building consisting of a 6-10 storey podium, two towers of 20 and 57 storeys, retail uses at grade, 702 residential units and 5 levels of below-grade parking at 271 Front Street East and 25 Berkeley Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. Staff recommend that the next step is to undertake a community consultation meeting to enable the public to review and provide input on the application as well as ask questions of City staff and the applicant. The proposal in its current form is not supportable. Staff are seeking significant modifications to the massing and built form of the proposal in order to move forward with processing the application. In conjunction with other municipal and provincial elected officials and staff, planning staff are also working with the applicant to explore alternatives to development on this property.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 271 Front Street East and 25 Berkeley Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.
4. The application be significantly reduced in height and density prior to further processing beyond the public consultation meeting.
5. Staff be directed to continue negotiations with municipal and provincial representatives, as well as the owner of 271 Front Street East and 25 Berkeley Street, to pursue alternative options to private development on the subject property.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This property has been the subject of considerable deliberation since 1996, when the entire First Parliament Site (including the properties at 265 and 271 Front Street East, and 25 Berkeley Street) was designated under the Heritage Act by Toronto City Council. The recommendation for designation of the site of Canada's First Parliament buildings was adopted by City Council on October 29, 1996 and the Designation Bylaw was passed on February 24, 1997.

The results of an archaeological assessment conducted in the fall of 2000 were reported to City Council in November of 2001. The archaeologist concluded that the lands were of local, provincial and national as well as international interest due to the War of 1812 events associated with the site. Based upon the archaeological findings, Council adopted the following:

- a) Stated that the archaeological resource is significant under the Provincial Policy Statement;
- b) Directed Staff to consider the archaeological significance in any development application for the Site;
- c) Requested that the Province, in consultation with the City and other stakeholders, work towards protection and commemoration of this resource;
- d) Encouraged the Province to engage the government of Canada in the Site's protection and commemoration; and
- e) Directed city Staff to the necessary actions to make it happen.

In response to a development application submitted in June 2000 for a one-storey car dealership and ancillary parking for the property at 265 Front Street East (File No. 00 036027 STE 28 SA), City Council passed another recommendation in May 2003, directing staff to negotiate a land transfer with the owner of 265 Front Street and all relevant parties. An agreement was reached with this land owner, the Province and the City, resulting in the property at 265 Front Street East being secured under public ownership through the Ontario Heritage Trust.

The Province has been working to obtain the remaining private land holding on the First Parliament Site (the subject property) since 2005, but a solution has not been found to date. The following motion was approved by Toronto City Council on August 26, 2010:

City Council authorize Community Planning staff to undertake a study of the First Parliament Building site (lands bounded by Front Street East, Parliament Street, Berkeley Street and Parliament Square Park) on the suitability of the Reinvestment Area (RA) designation, given the discovery of important historical archaeological remains; this planning framework address open space, public and private uses appropriate to the national significance of this heritage resource; the property owners be consulted during this study, and that this report be submitted to the Toronto and East York Community Council by the second quarter of 2011.

With respect to the portion of the property with frontage along Front Street East, and the upcoming Pan Am and Parapan Am Games in 2015, the following letter was adopted by Toronto and East York Community Council on August 17, 2010:

"In 2015 Toronto will host the Pan and Parapan Am Games. The games will bring 10,000 athletes from 42 countries and over 250,000 visitors to the city. In addition to fast tracking the West Don Lands revitalization, the games will showcase the city's sporting venues, amenities, and the routes between them. Front Street will be a primary conduit for visitors who will be accessing venues and amenities during the games. A safe and beautiful streetscape is important to ensuring the success of the games and maximizing their economic impact. A Promenade Plan will assist in creating an inventory of improvements to the public realm and pedestrian connections during the games and after."

The Toronto and East York Community Council referred the letter dated August 16, 2010, from Councillor McConnell respecting the Pan Am and Parapan Am Games Promenades to the Director, Public Realm, in consultation with staff from Urban Design, Community Planning, Cycling Infrastructure and Traffic Operations, with a request to report by the end of 2011 on Pan Am Games Promenades, including:

- a. Front Street from Cherry Street to Bathurst Street to connect the Pan Am Games athletes' village and training centre to Pan Am Games facilities in the downtown and Railway Lands; and
- b. York Street connecting the Pan Am Games Nathan Phillips Square awards ceremonial area to Railway Lands Pan Am Games facilities.

Pre-Application Consultation

A pre-application consultation meeting was held on November 16th, 2010 with the applicant to discuss complete application submission requirements, the history of the First Parliament site and built form recommendations for the property. The applicant was informed of the City's preference to secure the entire First Parliament Site under public ownership.

It was also stated that the subject property is not a site for going beyond the zoning envelope in King-Parliament and that the contextual guide for built form and massing should be the Corktown neighbourhood to the east and the St. Lawrence community to the west. If development were to occur on the site, staff indicated that any new building should be a modest, background-type of building, which would appropriately acknowledge the cultural significance of this historic site. The applicant did not present any design scenarios for the property at this meeting.

ISSUE BACKGROUND

Proposal

BRL Realty Limited and 271 Front Inc., the owners of the property at 271 Front Street East and 25 Berkeley Street, submitted the rezoning application on February 4th, 2011. They are proposing a mixed use development comprising two residential condominium towers of 20 and 57 storeys and a podium ranging in height from six to ten storeys, including retail at grade.

The proposed L-shaped podium wraps around the perimeter of the property. It is six stories for the southerly portion of the building, with a higher element of 10 storeys at the north end of the property. The podium is proposed to be setback 2.2 metres from the north property line abutting Front Street East, 2.7 metres from east property line along Parliament Street and 11.9 metres from the west property line at Berkeley Street.

The lower tower is proposed to be sited at the northeast corner of the property, closest to the intersection of Front Street East and Parliament Street. It is proposed at 20 storeys or 65.4 metres (70.4 metres to the top of the mechanical penthouse). This tower is rectangular in shape, oriented in a north-south direction, with dimensions of approximately 31 metres by 25 metres and a total floorplate of 750 square meters above the 10th floor. Stepbacks for the tower are proposed to be 5.2 metres from the top of the podium along Front Street East and 3.2 metres from the podium along Parliament Street.

Proposed for the southeast corner of the property, the higher tower is 57 storeys or 178 metres (187.4 metres to the top of the mechanical penthouse). This tower is essentially square with rounded corners to the southeast and southwest and oblique facades on the south and west sides. The tower dimensions are approximately 26 metres by 31 metres, with the floorplate size decreasing towards the upper storeys creating a proposed average floorplate of 750 square meters. It has proposed stepbacks above the podium of 1.6 metres on the east side fronting Parliament Street and 5.2 metres on the south side.

Overall, the project includes 65,019 square metres of residential gross floor area and 2,415 square metres of ground and second floor retail gross floor area for a total of 67,424 square metres. This equates to a lot coverage of 68% and a floor space index, or density, of approximately 11.4 times the lot area. A total of 702 residential units are proposed, with a mix of 411 one-bedroom (59%), 253 two-bedroom (36%), and 38 three-bedroom (5%) units. The retail space occupies the entire ground floor podium frontage along Front Street East and Parliament Street, as well as the second floor area of the north tower.

Amenity space for the residential component of the proposal consists of 1,774 square metres of indoor space in each tower on the 7th floor and 900 square metres on the roof of the podium between the two towers. Also proposed for the project is a landscaped open space courtyard on both the western portion of the subject property and the entire adjacent provincially-owned property to the west at 265 Front Street East. The open space concept consists of mature tree plantings, different paving textures and

colours, and lighting elements intended to commemorate the significant history of the site through landscaping.

Pedestrian entrances to the residential components of the building are proposed through two lobbies for each of the north and south towers, accessed through a two-storey cut-out of the podium, midway on the Parliament Street frontage of the site. This cut-out also provides a proposed vehicular drop-off and pedestrian connection from Parliament Street to the proposed courtyard area.

A total of 732 bike parking spaces are proposed, with 60 spaces at-grade and the remaining located on each of the five levels of below-grade parking. Vehicular access to the underground parking area is proposed through a covered two-way driveway on the south side of the property, with a ramp under the southwest portion of the podium building, accessible from both Parliament Street and Berkeley Street. A total of 540 vehicular parking spaces are proposed for the five levels of below-grade parking, with 446 spaces for residents, 70 for visitors and 24 for the retail space. One 'type G' and one 'type B' loading space are proposed adjacent on the ground level within the podium building on the south side of the property, adjacent to the underground ramp.

Attachments 1-7 show the applicant's proposed rendering, site plan, site plan with the proposed courtyard and elevations for the project. For a summary of the application details, please refer to the Application Data Sheet in Attachment 13.

Site and Surrounding Area

Site

The subject property is situated at the southwest corner of Front Street East and Parliament Street (see key map on page 1 of this report). It is essentially flat, with a gradual slope from north to south. There is approximately 50.6 metres of frontage along the south side Front Street East, 100.4 metres along the west side of Parliament Street and 21.2 metres along Berkeley Street. It is comprised of two parcels: the larger, known municipally as 271 Front Street East contains the entire Front Street East and Parliament Street frontage; the smaller parcel, 25 Berkeley Street has its only frontage along Berkeley Street. At present, the property contains a one-storey building on the south portion of the site, housing a car wash and another one-storey building at the northwest corner with a car-rental facility. The remainder of the site consists of surface parking.

The most significant features of the site (including the adjacent site at 265 Front Street East) are the below-grade archaeological remnants of several important buildings from different eras in the City's history. Parts of these remnants were uncovered in August 2000, during an extensive archaeological assessment, jointly funded by the current applicant, the Province and the City. The most important of these findings are the remnants of Canada's First Parliament buildings, two separate masonry constructed buildings completed in 1797, connected by a covered walkway. The north building housed the Legislative Assembly while the Legislative Council occupied the south building. Southwest of these buildings and completed in 1799 was the blockhouse building. During the War of 1812 and particularly the Battle of York in 1813, the two Parliament buildings and the blockhouse were burned to the ground by the invading Americans, eventually leading to the retaliatory burning of the White House in 1814.

Several subsequent buildings are also known to have been erected on the site. The Second (rebuilt) Parliament Buildings were reconstructed from the original foundations in 1814, then were damaged by fire in 1824 at which time the Parliament Buildings were relocated to Front Street West at John Street. The Home District Goal (jail) was built in 1837 and acted as a jail and military prison until 1887. The Toronto and Nipissing railway had several rail spurs, a turntable and train sheds on the southern portion of the site around 1876. The Consumers Gas Company occupied the site from 1887 until the late 1950s with a retort house and associated utility buildings. The final Consumers Gas building was demolished in 1964, the same year the First Parliament site was subdivided into the three lots still present today: 256 Front Street East, 271 Front Street East and 25 Berkeley Street.

Surrounding Area

The historical significance of the site is also realized in a contemporary context, as it is located at the crossroads of several well-established, historic, mixed-use communities: the Distillery District to the southeast, the St. Lawrence Neighbourhood to the southwest, King-Parliament to the northwest and Corktown to the northeast. These areas are important for their extensive fabric of architecturally significant historic buildings, greenspace and emerging, contextually appropriate developments approved at up to 21 storeys in height, with the exception of three towers in the Distillery District.

Within the immediate context, the following uses surround the site:

- West: abutting the subject property to the west is the property known as 265 Front Street East, owned by the Ontario Heritage Trust, which contains a one-storey building and surface parking lot formerly occupied by a Porsche dealership; this property was acquired by the Province in 2004 through a negotiated land exchange involving the former owner acquiring the rights to other properties in the vicinity, thereby retaining this historically significant property under public ownership; west of this site at the southwest corner of Front Street East and Berkeley is a three-storey, red-brick warehouse building from 1882, designated under the Ontario Heritage Act in 1985, now housing the headquarters of the Canadian Opera Company; south of this building is another three-storey, red-brick heritage building built in 1887 and designated in 1980, now housing the CanStage Theatre Company and the Berkeley Street Theatre; at the northwest corner of The Esplanade and Berkeley is another heritage-adapted, red-brick building from 1871, designated in 1980; this six-storey building is now known as the Berkeley Castle and houses office uses;
- North: on the north side of Front Street East across from the subject property is the newly relocated Porsche Dealership, a one-storey building with surface parking to the north bounded by landscaping and decorative fencing; adjacent to this site is a one-storey Staples store, surrounded by surface parking to the north and west; to the northwest is the former Toronto Sun site and to the northeast is the newly renovated 51 Division Police Station in an adaptively re-used designated heritage building from 1899;
- East: the Toronto Public Library has a processing and distribution centre on the east side of Parliament Street, across from the subject property; south of this building are two surface parking lots; to the southeast is the Distillery District, a nationally-recognized mixed-use historic site; two contemporary buildings fronting the east side of Parliament Street are the pointed corner of the five-storey, red-brick podium of the Clear Spirits building, with its 32-

storey glazed point tower further east and the 12-storey, multi-toned brick building known as 39 Parliament Street; and

South: abutting the subject property to the south is: a surface parking lot, owned by the City and operated by the Toronto Parking Authority; a landscaped walkway connecting The Esplanade to Parliament Street and the Distillery District; Parliament Square Park, a large greenspace connected to the linear Crombie Park, which extends along the south side of The Esplanade from Parliament Street to Jarvis Street; south of Parliament Square Park are the buildings comprising the eastern edge of the St. Lawrence Neighbourhood: a nine storey, red-brick slab building and, south of this, three-storey townhouses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. Policy 2.6 of the PPS speaks specifically to the preservation of important heritage and archaeological resources, stating: "Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*". City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure in the Official Plan and is designated "Regeneration Area" on Map 18 – Land Use Plan. Attachment 8 provides an excerpt of the Official Plan designations for the site and immediate area.

Living Downtown policies (Chapter 2) in the Official Plan encourage the preservation of the cultural heritage of *Downtown* through the designation of districts and open spaces with heritage significance. Green Space System policies (Chapter 2) speak to the protection and expansion of linkages within and to the Green Space system.

Public Realm policies (Chapter 3) identify Council's desire for new parks and open spaces to connect and extend to existing parks. Built Form policies (Chapter 3) reference new development:

- being massed to fit harmoniously into its existing and/or planned context and limiting its impacts on neighbouring street, parks, open spaces and properties;
- creating appropriate transitions in scale to neighbouring existing or planned buildings;

- providing adequate light and privacy;
- limiting shadow impacts on neighbouring streets, properties and open spaces; and
- minimizing shadow and wind impacts on adjacent parks.

Heritage Resources policies (Chapter 3) require heritage resources to be preserved, development adjacent to Heritage properties to respect the scale, character and form of the heritage buildings and significant archaeological deposits to be preserved on-site.

The proposal will be reviewed in more detail for compliance with these and other relevant policies within the Official Plan.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

King-Parliament Secondary Plan and King-Parliament Community Improvement Plan

The proposed development is also subject to the criteria contained within the King-Parliament Secondary Plan, which identifies the site as being part of the 'Jarvis-Parliament Regeneration Area'. Policies within the plan speak to new development:

- providing adequate light, view and privacy for neighbouring properties;
- achieving a compatible relationship with their built form context through consideration of height, massing, scale, setback and stepbacks, roof line and profile, and architectural character and expression;
- massing buildings adjacent to parks with appropriate proportional relationships;
- creating inviting open spaces and streetscapes which meet high standards of urban design and promote greening, landscape enhancement, access, orientation and confidence of personal safety for residents, visitors and area workers; and
- the conservation of heritage resources.

The King-Parliament Secondary Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_aug2007.pdf

The King-Parliament Community Improvement Plan, adopted by Toronto City Council at its meeting September 22, 1997, discusses the cultural significance of Canada's First Parliament site and the importance of appropriately commemorating this site. The Plan also provides several themes for redevelopment within the King-Parliament area, particularly with respect to improving physical identity and pedestrian amenity through improved paving materials and lighting. This Plan will be reviewed as part of the assessment of this application.

King-Parliament Design Guidelines

New development in this area should be consistent with the King-Parliament Urban Design Guidelines, which provide more detailed built form and open space criteria for re-development. The subject property has frontage along Parliament Street, which is identified as one of three 'Special Streets' within King-Parliament, recognized for its importance as a north-south connection and as the site of Canada's First Parliament buildings. The site is also adjacent to the Old Town of York 'Area of Special Identity', an area bounded by George Street to the west, Front Street East to the south, Berkeley Street to the east and Adelaide Street East to the north, the area considered to be the original 10 blocks of the City of Toronto. Specifically, the guidelines speak to new development:

- respecting the historical and urban design significance of the area;
- reinforcing the scale and continuity of street wall enclosure along the street;
- creating new buildings along the street edge of Parliament Street consistent in general character and scale with the heritage industrial buildings, as these buildings are considered an appropriate urban design precedent for the redevelopment of the street; and
- contributing to the creation of a streetscape commensurate with the importance of Parliament Street.

The King-Parliament Urban Design Guidelines are available on the City's website at:

www.toronto.ca/planning/urbdesign/pdf/14kingparliament.pdf

Tall Building Guidelines

Toronto City Council approved the use of the document, "Design Criteria for Review of Tall Building Proposals" in June, 2006 and in April, 2010 extended authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. Given the existing 20 metre right-of-ways on Parliament Street, Berkeley Street and Front Street East adjacent to the property and the proposed 65 metre north tower and 187 metre south tower, this is considered a tall building proposal. Among other goals, the Tall Building guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm consideration, sustainable design, servicing, amenity space, massing, light and privacy, landscaping, weather protection and shadow impacts. This document will be used to evaluate the proposed building.

The City's Design Criteria for Review of Tall Building Proposals study is available on the City's website at:

<http://www.toronto.ca/planning/studies.htm#guidelines>

Zoning

Under the 'in-force' former City of Toronto Zoning By-law 438-86, as amended, the site is zoned RA (Reinvestment Area), which permits the proposed residential, retail and open spaces uses. This underlying zoning specifies a maximum height of 26 metres across the entire subject property. The RA zone does not have provisions for permitted density.

Section 12(2) 246 of Bylaw 428-86 contains requirements for buildings in the King-Parliament area with regard to maximum building depth of 50 metres as well as specific provisions for parking and loading. Section 12(2) 260 requires any building exceeding the maximum permitted height to provide an angular plane of 44 degrees above a street wall height of 20 metres on Front Street East and 16 metres on Parliament Street.

Attachments 9 - 12 provide excerpts of the zoning and permitted height maps for the site and vicinity under the in-force Zoning Bylaw 438-86.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan control has not yet been submitted.

Tree Preservation

The applicant has provided a declaration indicating that there are no trees on the subject property or City-owned land adjacent to the site which are covered by the City's tree-protection bylaws (i.e. trees larger than 30 centimetres in diameter). There are trees on the site and the application, including the declaration, has been circulated to the appropriate staff in Urban Forestry for their review and comment.

Reasons for the Application

The applicant seeks to amend the City's in-force Zoning Bylaw 438-86 because the height of the proposal at 187 metres exceeds the permitted height of 26 metres. Other areas of non-compliance include the penetration of the angular plane on both Front Street East and Parliament Street, and a building depth beyond the permitted 50 metres.

As a result of the fact that the proposal is well beyond the permitted height (more than seven times) and the secondary plan does not provide for such heights anywhere in King-Parliament, particularly not a site of such historic significance, staff are contemplating whether the application should also require an Official Plan Amendment.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: planning rationale and community services and facilities study, heritage impact statement (conservation strategy), stage 1 archaeological assessment, Toronto Green Standard checklist and template, pedestrian level wind study, sun/shadow study, transportation impact study (including parking and loading study), servicing report (including stormwater management report), and phase 1 environmental site assessment (contaminated site assessment).

A Notification of Complete Application was issued on April 1, 2011.

First Parliament Site

As discussed previously, the City, the Province and the former adjacent landowner at 265 Front Street East were involved in extensive negotiations between 2001 and 2005, resulting in a successful land exchange with that owner, securing this property and its historic attributes under public ownership. Such effort was put in as a result of the long-term goal of preserving and commemorating the entire First Parliament Site for civic uses. A commissioned study was conducted in 2002 outlining several scenarios for the site, with the preferred option being a publicly owned site, commemorated for its archaeological attributes with some combination of one or more of the following: interpretive centre, museum, library, commemorative landscaped open space and/or park. The Province and the City have not been able to secure the final two pieces of this larger site, which are the subject of this application (271 Front Street East and 25 Berkeley Street).

Planning Staff have been working on the Council-requested planning study, referenced in the Decision History section of this report, with the focus being on pursuing the longstanding preference for securing this site under public ownership. This will, ideally, be completed through an appropriate land exchange with the owner of the subject property, in consultation with staff and elected officials from the Provincial, Municipal and Federal governments. It is staff's intention to continue efforts on this approach, as this site has been recognized on several occasions for having municipal, provincial, national and even international significance. Private residential and retail development, especially on the scale that is being proposed, has not been contemplated to date as being the most appropriate means to commemorate the location and remains of Canada's First Parliament buildings.

Issues to be Resolved

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies, particularly with respect to the sections on public realm, heritage, built form and built form for tall buildings;
3. conformity with the King-Parliament Secondary Plan, specifically policies within the sections on urban structure and built form, heritage and community improvement, and *Regeneration Area 'A'* (Jarvis-Parliament);
4. the potential for the requirement of an Official Plan Amendment, given the height being sought with this proposal, its lack of context and the absence of any policies that would support a proposal of such height in the King-Parliament Secondary Plan;
5. conformity with the King-Parliament Urban Design Guidelines, including the criteria for Parliament Street as a 'Special Street' and the Old Town of York 'Area of Special Identity';
6. conformity with the King-Parliament Community Improvement Plan and its recommendations for commemorating the First Parliament site;
7. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, prominent sites, open space, heritage resources, spatial separation, and pedestrian realm;

8. height and density of the proposal;
9. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
10. the built form transition from this site into all surrounding neighbourhoods, including St. Lawrence, King-Parliament, Corktown and the Distillery District;
11. shadow impacts on surrounding properties, open space, and the public realm;
12. sensitivity of the new podium and tower elements to the existing heritage elements on site and impacts on the adjacent designated heritage buildings on the west side of Berkeley Street and east side of Parliament Street;
13. conformity with Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada", approved by City Council as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City (March 3, 4, and 5, 2008), impacts of construction and permanent development on both the known and unknown archaeological resources as well as the appropriateness of the proposed interpretation plan, and continued archaeological assessment;
14. appropriateness of any private development on the site, given its acknowledged national and international significance and the extent of resources that went into securing the adjacent property at 265 Front Street East under public ownership;
15. the presence of the subject property within the Lower Don Special Policy Area and the requirement for a Holding to be placed the development prior to the finalization of the Flood Protection measures (i.e. the 'berm') in the West Donlands;
16. assessment of the proposed landscaped open space, including the adequacy of the proposed development's indoor and outdoor amenity space;
17. mix of unit sizes and provision of family-sized units;
18. type, location and supply of resident and visitor bike parking facilities, the provision of spaces for a car-sharing facility as well as traffic and neighbourhood parking impacts;
19. the provision of continuous weather protection along the podium;
20. assessment of the public art contribution as well as identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval;

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green

development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier One performance measures. As with other developments within King-Parliament, the applicant will be encouraged to pursue the enhanced voluntary measures contained within Tier Two of the TGS, potentially enabling a 20% reduction in development charges.

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Applicant's Proposed Rendering
- Attachment 2: Site Plan
- Attachment 3: Site Plan with Proposed Park on Adjacent Property
- Attachment 4: West Elevation
- Attachment 5: North Elevation
- Attachment 6: East Elevation
- Attachment 7: South Elevation
- Attachment 8: Official Plan Designations
- Attachment 9: Bylaw 438-86 'In-Force' Zoning
- Attachment 10: Bylaw 438-86 'In-Force' Permitted Heights
- Attachment 11: Application Data Sheet

Attachment 1: Applicant's Rendering From the Northwest



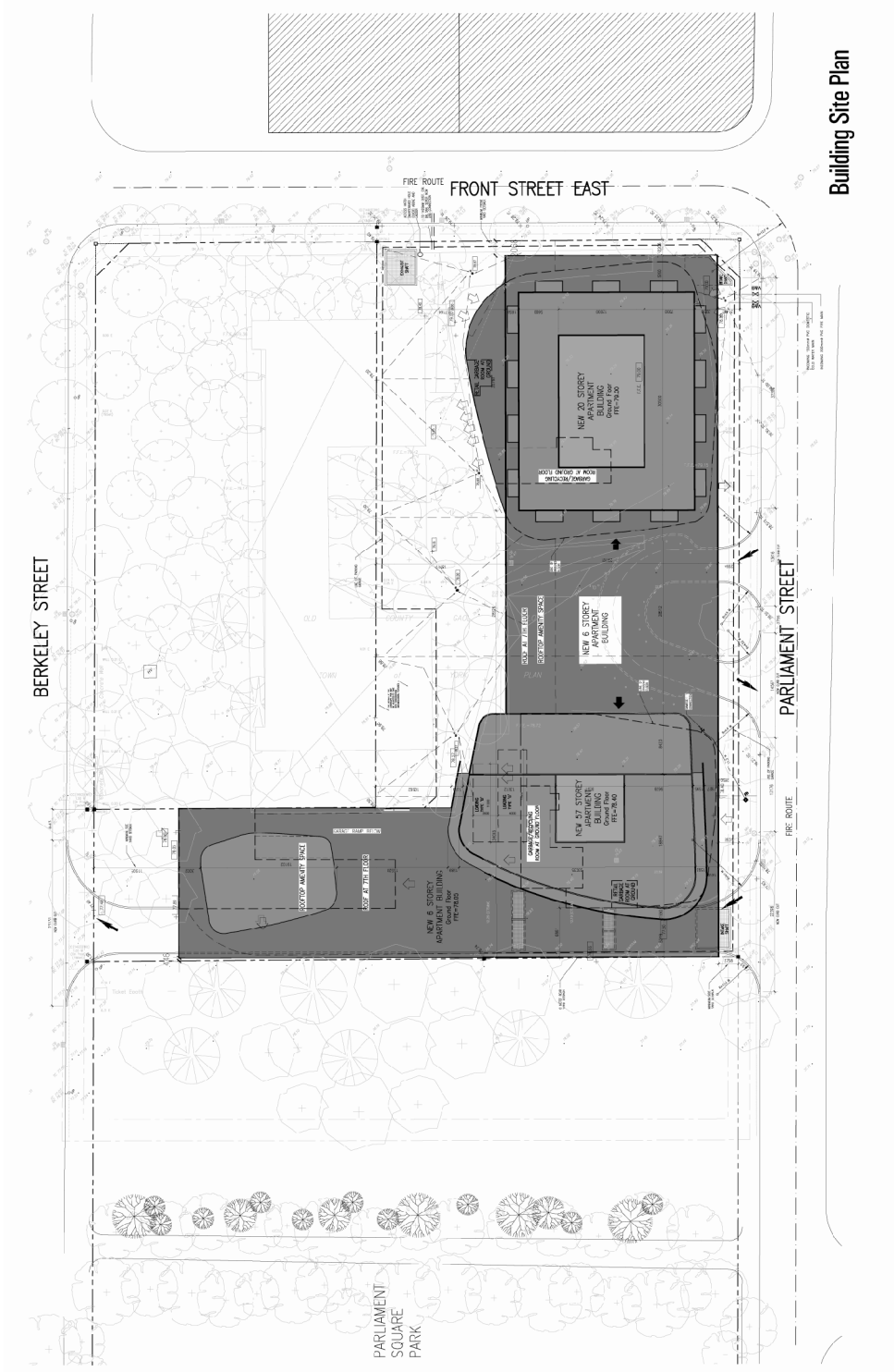
**271 Front Street East
25 Berkeley Street**

File # 11_120601_0Z

Applicant's Rendering
Applicant's Submitted Drawing

Not to Scale
03/09/11

Attachment 2: Site Plan

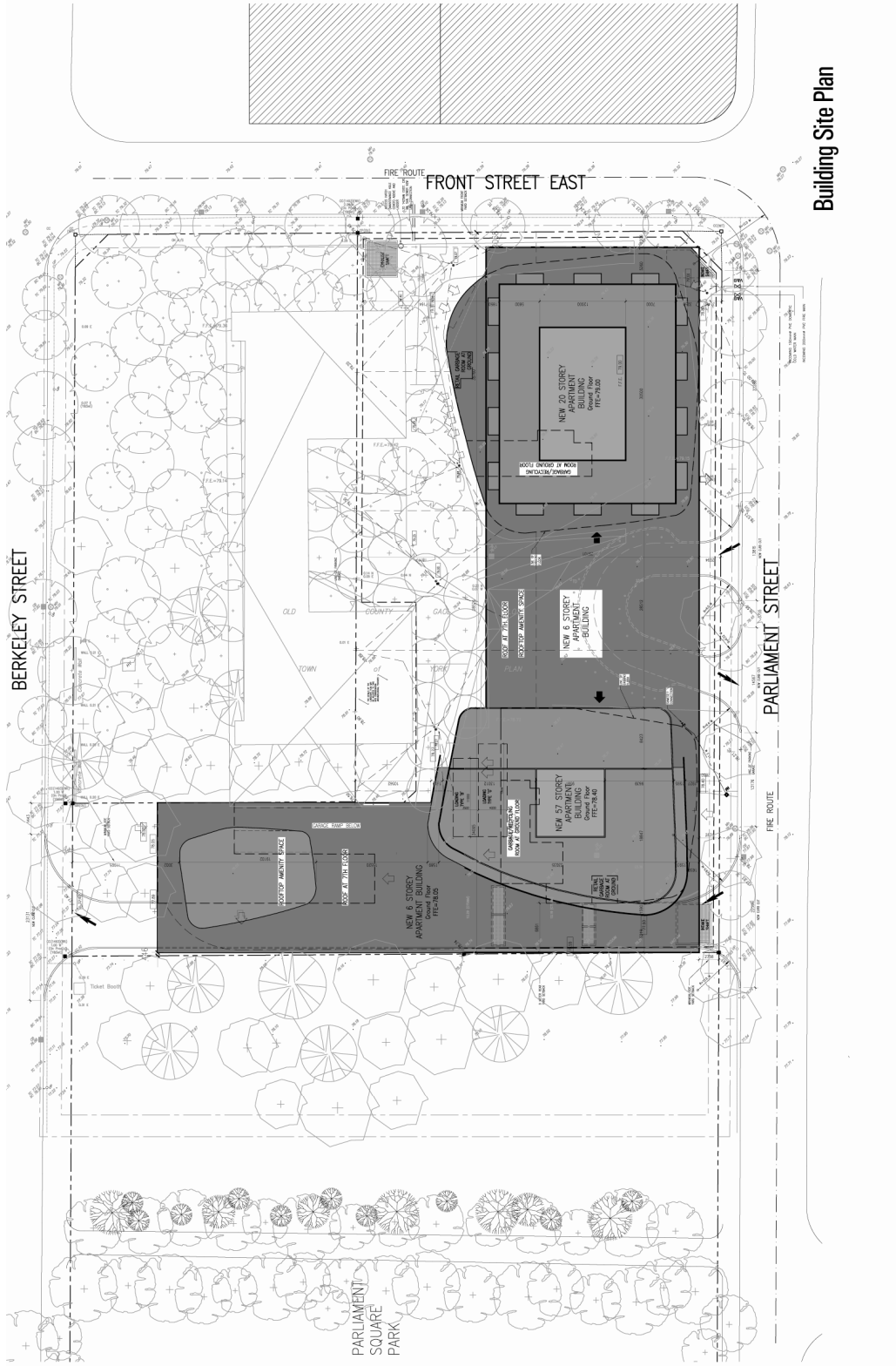


**271 Front Street East
25 Berkeley Street**

Concept Site Plan (Existing Context)
 Applicant's Submitted Drawing
 Not to Scale
 03/09/11

File # 11_120601_OZ

Attachment 3: Site Plan including Proposed Park at 265 Front Street East



Building Site Plan

**271 Front Street East
25 Berkeley Street**

File # 11_120601

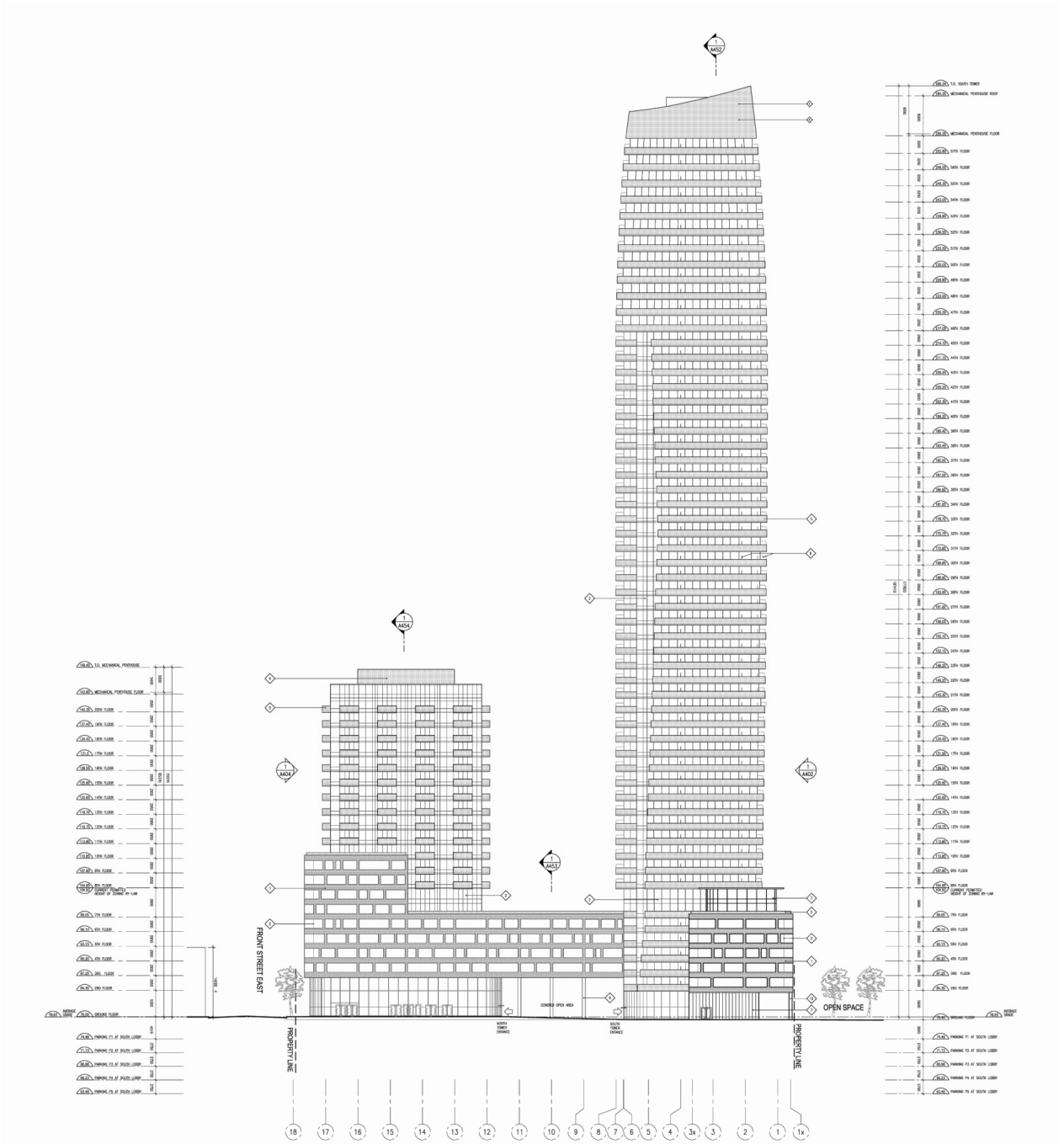
Concept Site Plan (with Proposed Park)

Applicant's Submitted Drawing

Not to Scale
03/09/11



Attachment 4: West Elevation



WEST Elevation

Elevations

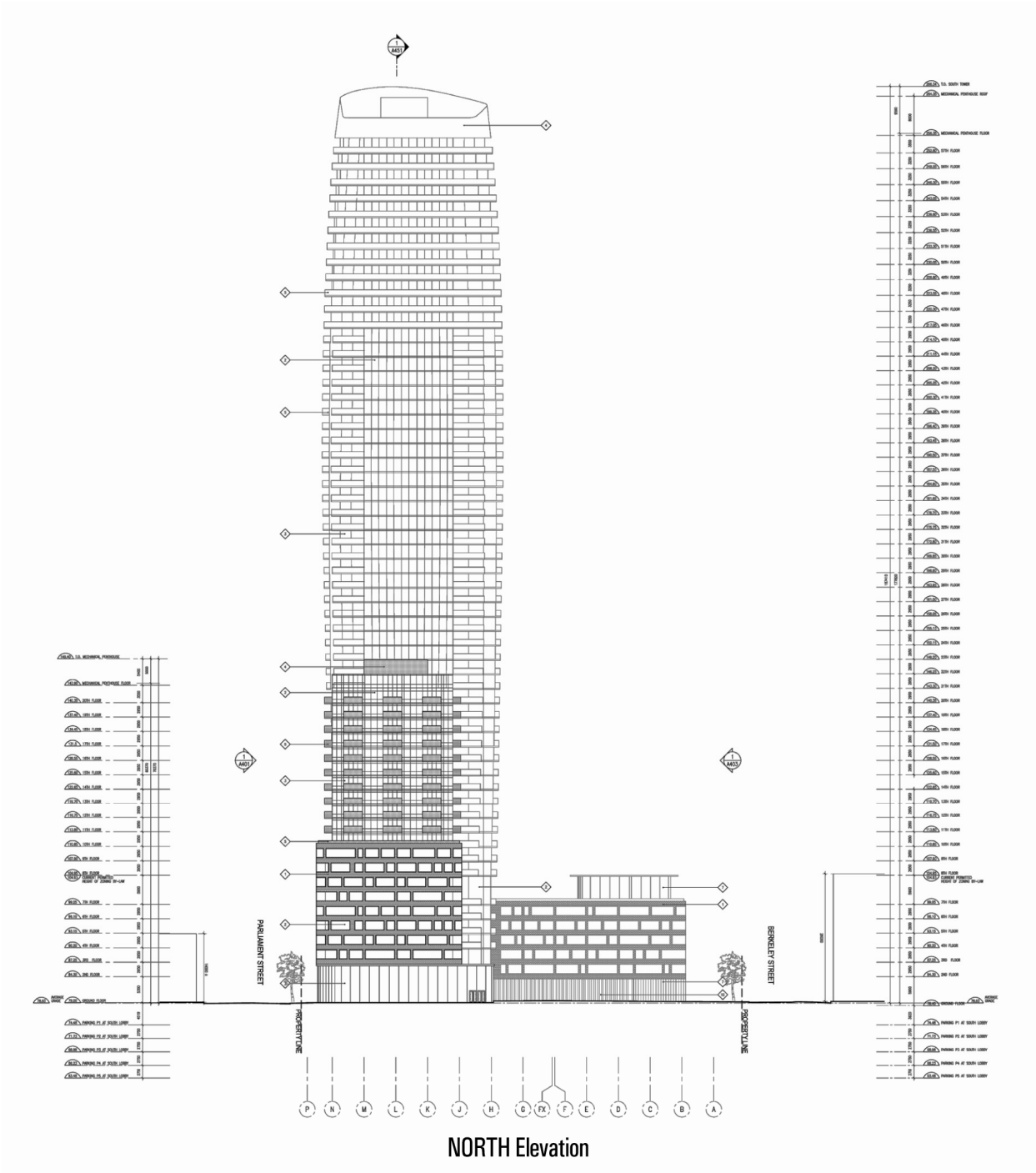
Applicant's Submitted Drawing

Not to Scale
03/09/11

271 Front Street East
25 Berkeley Street

File # 11_120601

Attachment 5: North Elevation



Elevations

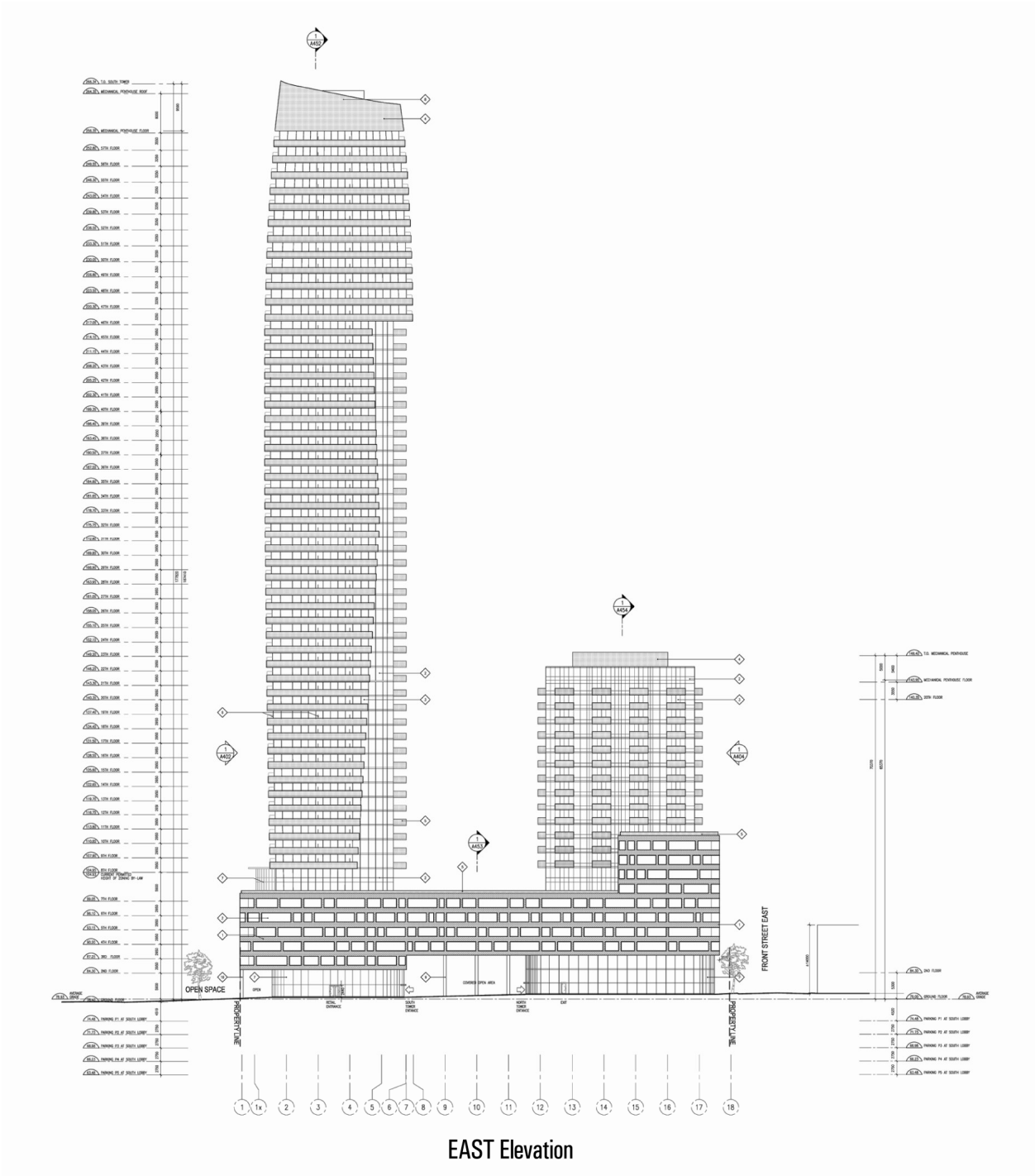
Applicant's Submitted Drawing

Not to Scale
03/09/11

271 Front Street East
25 Berkeley Street

File # 11_120601

Attachment 6: East Elevation



Elevations

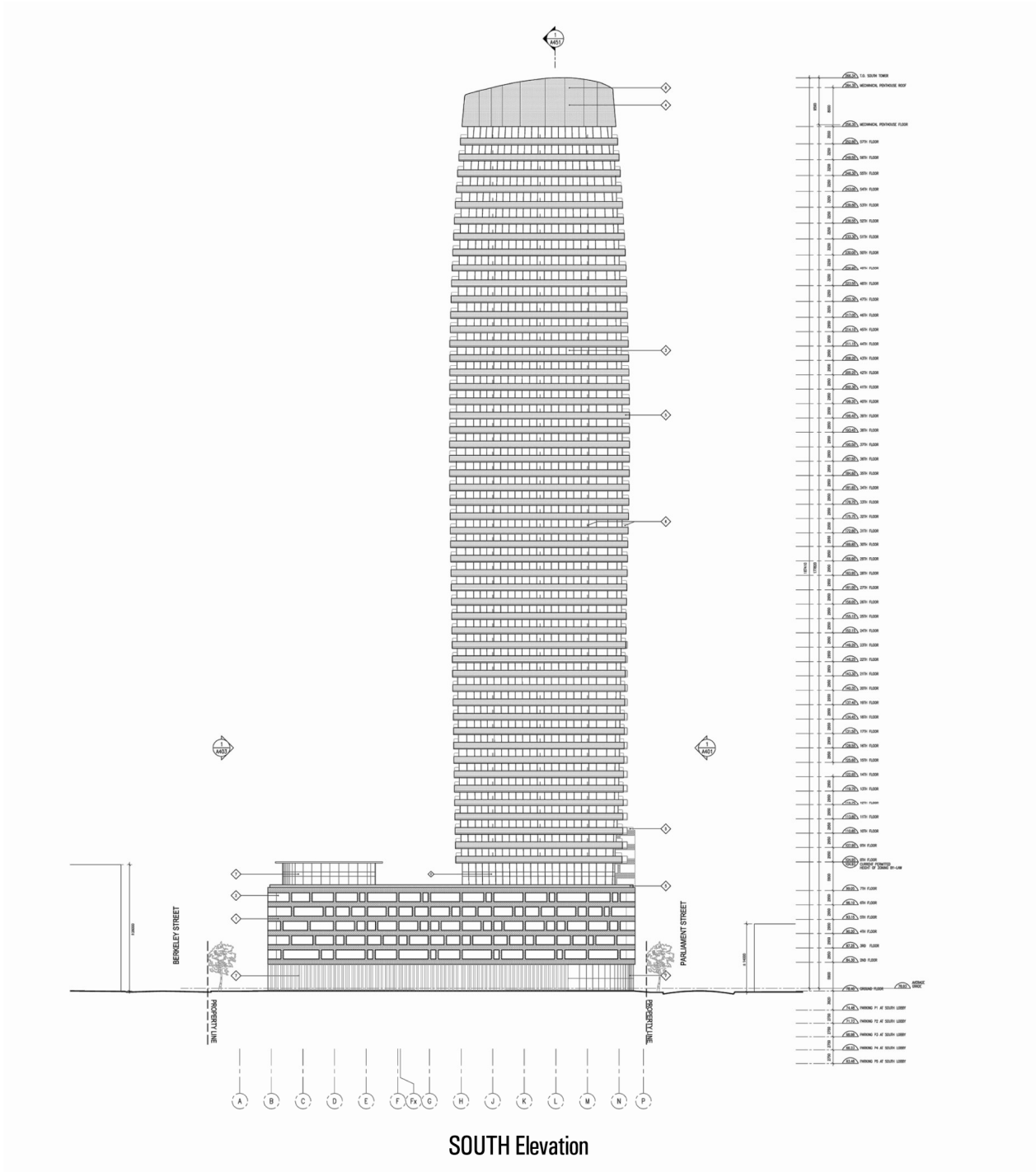
Applicant's Submitted Drawing

Not to Scale
03/09/11

**271 Front Street East
25 Berkeley Street**

File # 11_120601

Attachment 7: South Elevation



Elevations

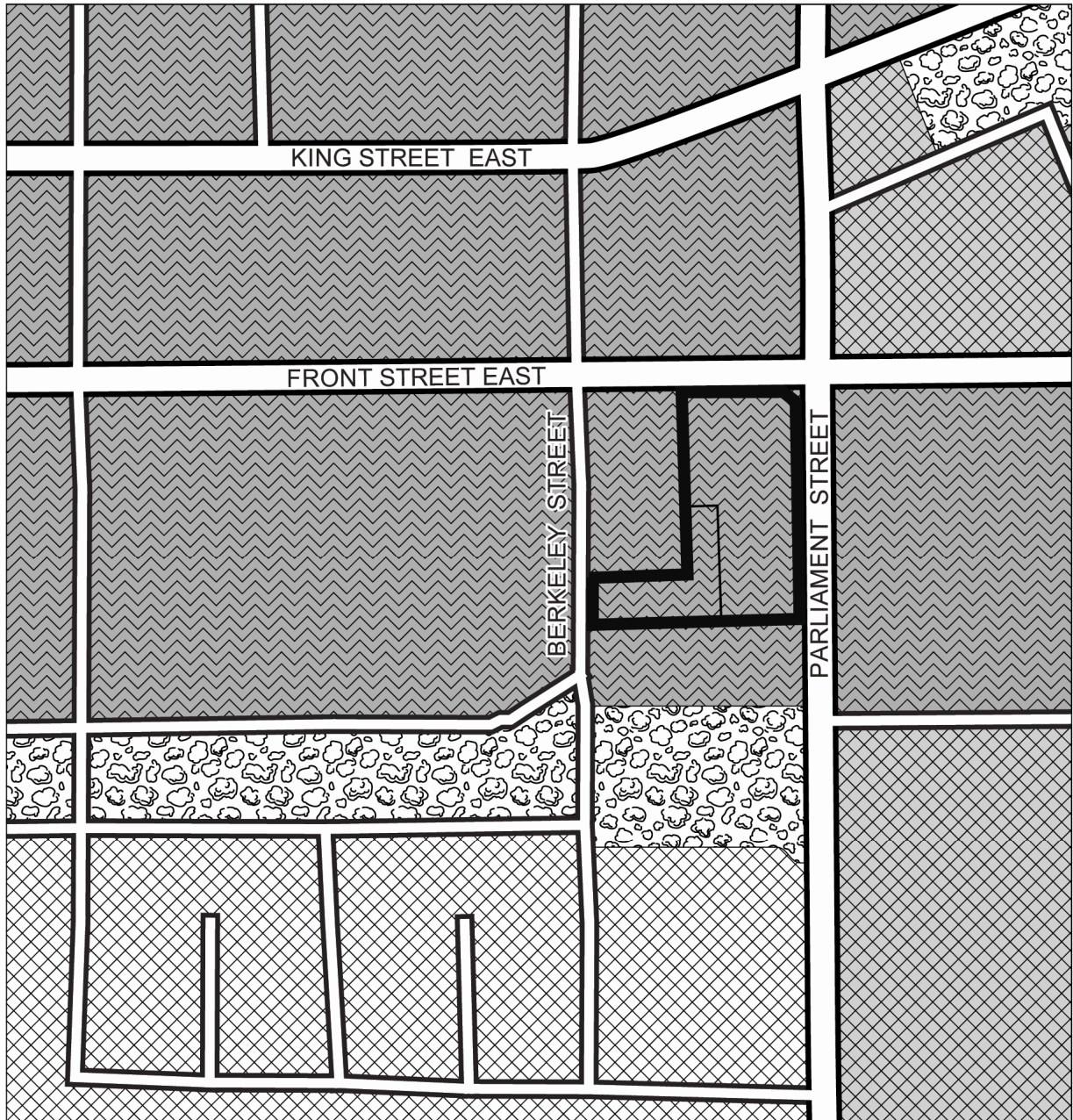
Applicant's Submitted Drawing

Not to Scale
03/09/11

**271 Front Street East
25 Berkeley Street**

File # 11_120601

Attachment 8: Official Plan Designations



Toronto City Planning
Official Plan

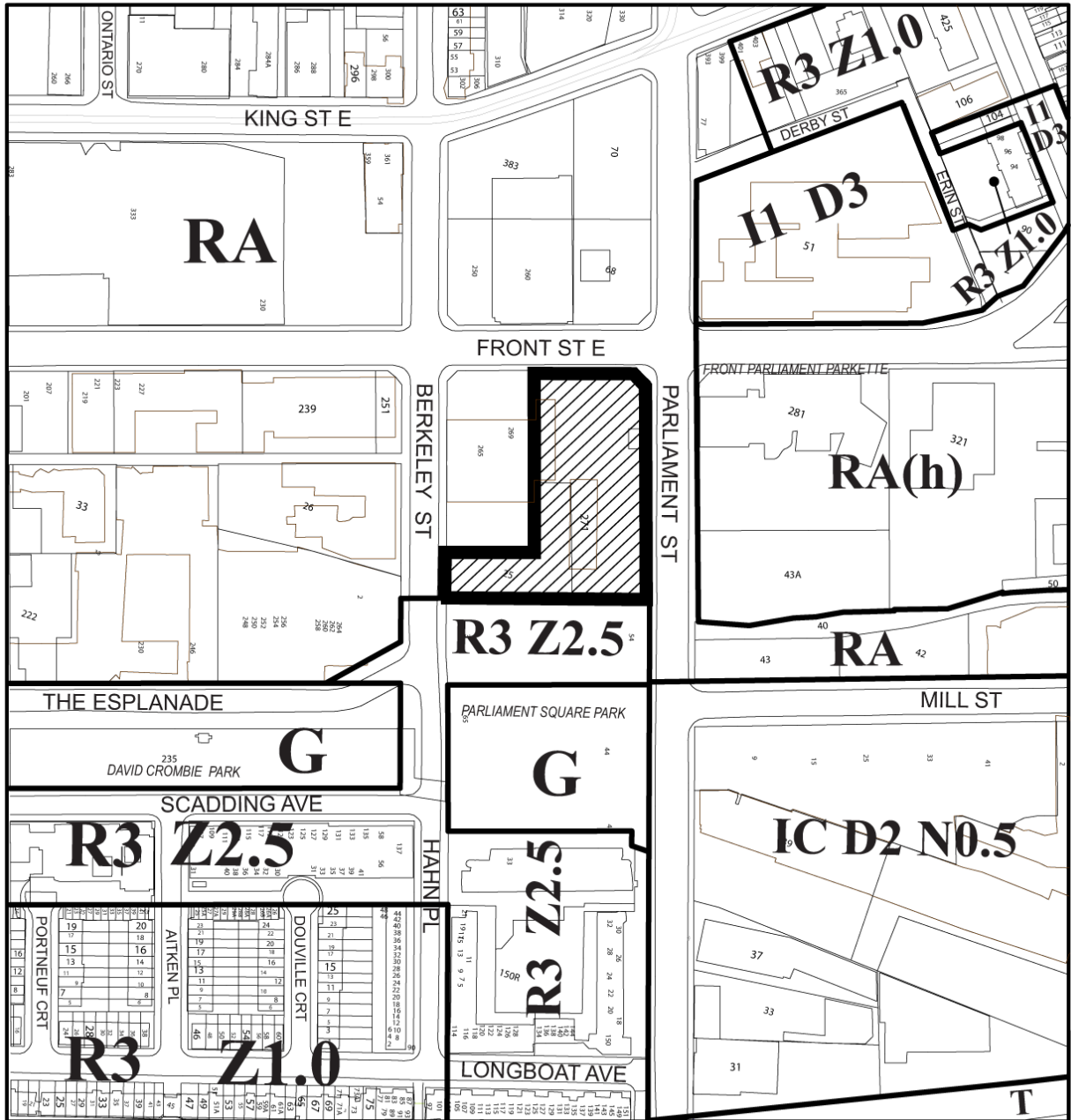
271 Front Street East
25 Berkeley Street

File # 11_120601_0Z




 Not to Scale
 03/09/2011

Attachment 9: Zoning from In-Force Bylaw 438-86



Zoning City of Toronto By-law 438-86

271 Front Street East
25 Berkeley Street
File # 11_120601_0Z

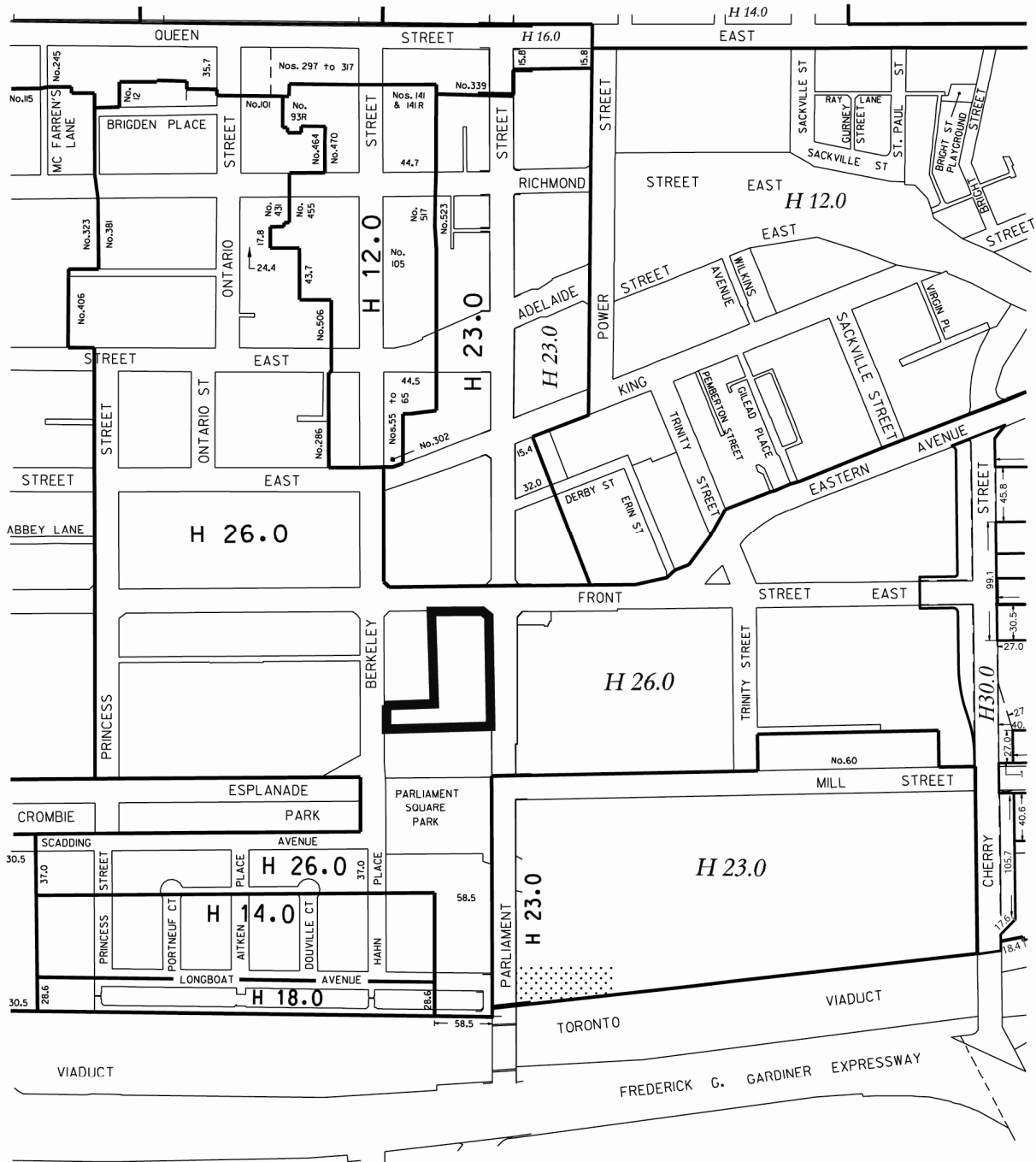
- | | | |
|-------------------------|------------------------|-----------------------|
| R3 Residential District | I1 Industrial District | T Industrial District |
| RA Residential District | IC Industrial District | (h) Holding District |
| G Parks District | | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/09/2011

Attachment 10: Zoning from Approved Bylaw 1156-2010

Attachment 10: Permitted Heights from In-Force Zoning Bylaw 438-86



Permitted Heights-In Force Zoning Bylaw 438-86

Not to Scale
03/10/11



PORTION OF B/L 1996-0238
UNDER APPEAL TO THE OMB

Site Location

PROPOSED STREETS

*H SEE SECTION 12(1)483(h)

271 Front Street East
25 Berkeley Street

File # 11_120601

Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	11 120601 STE 28 OZ
Details	Rezoning, Standard	Application Date:	February 4, 2011

Municipal Address: 271 FRONT STREET EAST AND 25 BERKELEY STREET

Location Description: PT OLD COUNTRY GAOL LOT **GRID S2808

Project Description: Rezoning application for a proposed mixed-use development, comprised of 2 residential towers (57 and 20 storeys) in conjunction with a 6 storey podium. The proposal consists of 702 residential units, 5 levels of underground parking with 540 parking spaces and retail at grade. This property is part of the block known as the First Parliament Site, which contains the intact, sub-surface archaeological remnants of Canada's First Parliament buildings from 1798.

Applicant:	Agent:	Architect:	Owner:
271 FRONT INC	Wood Bull LLP	Quadrangle Architects	271 FRONT INC

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	Designated, 1997
Height Limit (m):	26	Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	5940	Height:	Storeys:	57
Frontage (m):	50.8 (Front St E)		Metres:	187.41
Depth (m):	100.6			
Total Ground Floor Area (sq. m):	2143			Total
Total Residential GFA (sq. m):	65019		Parking Spaces:	540
Total Non-Residential GFA (sq. m):	2415		Loading Docks	2
Total GFA (sq. m):	67434			
Lot Coverage Ratio (%):	68%			
Floor Space Index:	11.36			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	65019
Bachelor:	0	Retail GFA (sq. m):	2415
1 Bedroom:	411	Office GFA (sq. m):	0
2 Bedroom:	253	Industrial GFA (sq. m):	0
3 + Bedroom:	38	Institutional/Other GFA (sq. m):	0
Total Units:	702		

CONTACT:	PLANNER NAMES:	Willie Macrae, Planner	Giulio Cescato
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	EMAIL:	wmacrae@toronto.ca	gcescat@toronto.ca