

TORONTO STAFF REPORT

September 23, 2004

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application to amend the former City of Toronto Official Plan and Zoning By-law 438-86, as amended
Wellesley Residences Corp. (Plazacorp Investments Limited)
46 Wellesley Street East
04-164940 STE 27 OZ
Toronto Centre-Rosedale, Ward 27

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

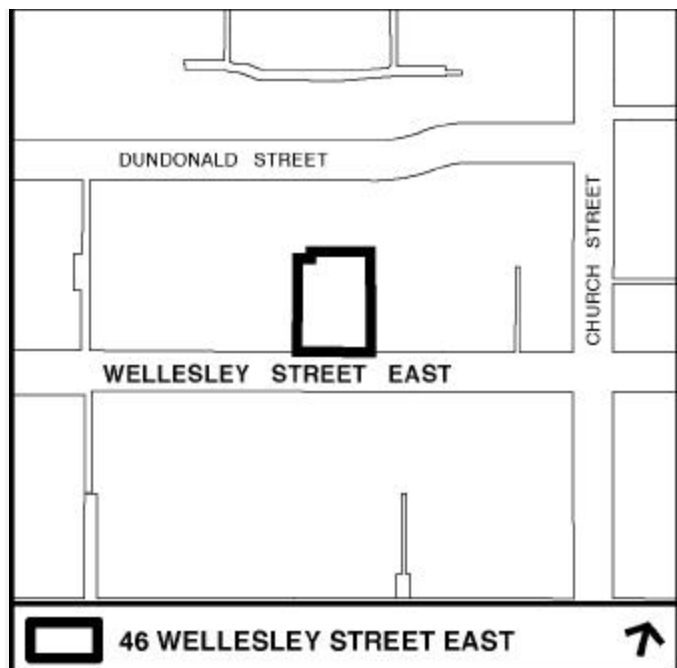
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

Wellesley Residences Corp. owns the property at 46 Wellesley Street East. The property is a 1,840 square metre parcel located on the north side of Wellesley Street East, between Yonge and Church Street, immediately west of the Paul Kane House property and parkette. There is an existing four-storey office building located on the site.

Comments:

Proposal

The proposed development consists of a 25-storey, sculpted point tower residential building containing a total of 230 one and two-bedroom units. There is a three-storey brick base, above which the building steps back at the fourth floor and again at the fifteenth floor. The residential gross floor area totals 19,898.6 square metres, resulting in a density of 10.81 times the lot area. The proposal includes a total of 396.2 square metres of indoor residential amenity space and 415.5 square metres of outdoor residential amenity space. The proposal's height to the main roof is 67.55 metres plus three metres for the mechanical penthouse and a decorative feature for a total height of 74.05 metres.

Site Description

The site is currently occupied by a four-storey office building and an attached two-storey house-form building at the rear, recently used by St. John Ambulance. The site is located on the north side of Wellesley Street East, between Yonge Street and Church Street. The following uses surround the site:

North: abutting the site are four 2.5-storey houses. To the northwest is an eight-storey residential building, stepped back on the east side, adjacent to the houses.

South: on the south side of Wellesley Street East is the Orthopaedic and Arthritic Institute, affiliated with Sunnybrook and Women's College Health Sciences Centre. It is an eight-storey building.

East: abutting the site is the Paul Kane Parkette; there is a three-storey residential building at the north end of this site (Paul Kane House).

West: abutting the site is a five-storey office building with retail uses at grade.

The Yonge-Wellesley area is built up with a mix of land uses and building forms. The residential buildings surrounding 46 Wellesley Street East include single-detached dwellings and apartment buildings. The residential dwellings vary in terms of age, design, height and density. The site is also within close proximity to retail services, commercial, office and institutional uses.

Official Plan

The site is designated as “High Density Residence Area” in the former City of Toronto Official Plan.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The first pre-hearing on the new Plan was held on April 19th and 20th, 2004, the second pre-hearing was held on September 14, 2004, and another is scheduled for December, 2004.

Once the Plan comes into full force and effect, it will designate the property as “Mixed Use Area,” within the Downtown and Central Waterfront urban structure area. The lands adjacent to the subject site are designated Mixed Use Areas, Apartment Neighbourhoods and Neighbourhoods. Paul Kane Park and House which abut the east side of the site are designated as Parks in the Official Plan. The Plan contains development criteria that direct the form and quality of development in this area. The proposal will be reviewed for compliance with these criteria and conformity with the intent of the new plan.

Zoning

The site is zoned R3, Residential, with a density permission of 2.5 times the area of the lot, and a height limit of 30 metres.

Site Plan Control

The applicant has filed a Site Plan Approval application (No. 04-164947 STE 27 SA), which is being considered concurrently with the Official Plan and Zoning By-law Amendment applications.

Tree Preservation

The application includes an arborist report, tree survey, and landscape plan, which are being reviewed by the appropriate Civic Officials.

Reasons for the Application

The proposed density of 10.81 times the area of the lot and total height of 74.05 metres significantly exceed the underlying as-of-right permissions of 2.5 times and 30 metres respectively, and therefore, amendments are required to the former City of Toronto Official Plan and Zoning By-law 438-86, as amended, and may be required to the new Official Plan.

Issues to be Resolved

Prior to presenting a Final Report to Community Council, the following issues, as well as any other issues that may be identified, must be addressed. These issues were discussed during pre-application meetings with the applicant's team.

- (a) appropriate height and massing of the tower and mitigation of impact on the surrounding buildings and uses including but not limited to light, view, privacy, sunlight penetration, shadow and sky view;
- (b) contribution to (or detracting from) the local urban environment and appropriate design and integration of the public and private realms;
- (c) ability to meet the intent and spirit of the existing and new Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building;
- (d) treatment of the setback from Wellesley Street East and compatibility / fit with redevelopment of other properties along this street; and
- (e) identification and security of public benefits pursuant to Section 37 of the Planning Act including appropriate community services, facilities and amenities which address local priorities including public art.

Other issues arising from the circulation to civic officials and community consultation will also be addressed.

Conclusions:

The next steps in the review process are to hold a community consultation meeting in the local neighbourhood and to continue to work with the applicant's team on the development concept for the site. Once the review is complete and outstanding issues resolved, a Final Report will be prepared for consideration by Community Council.

Contact:

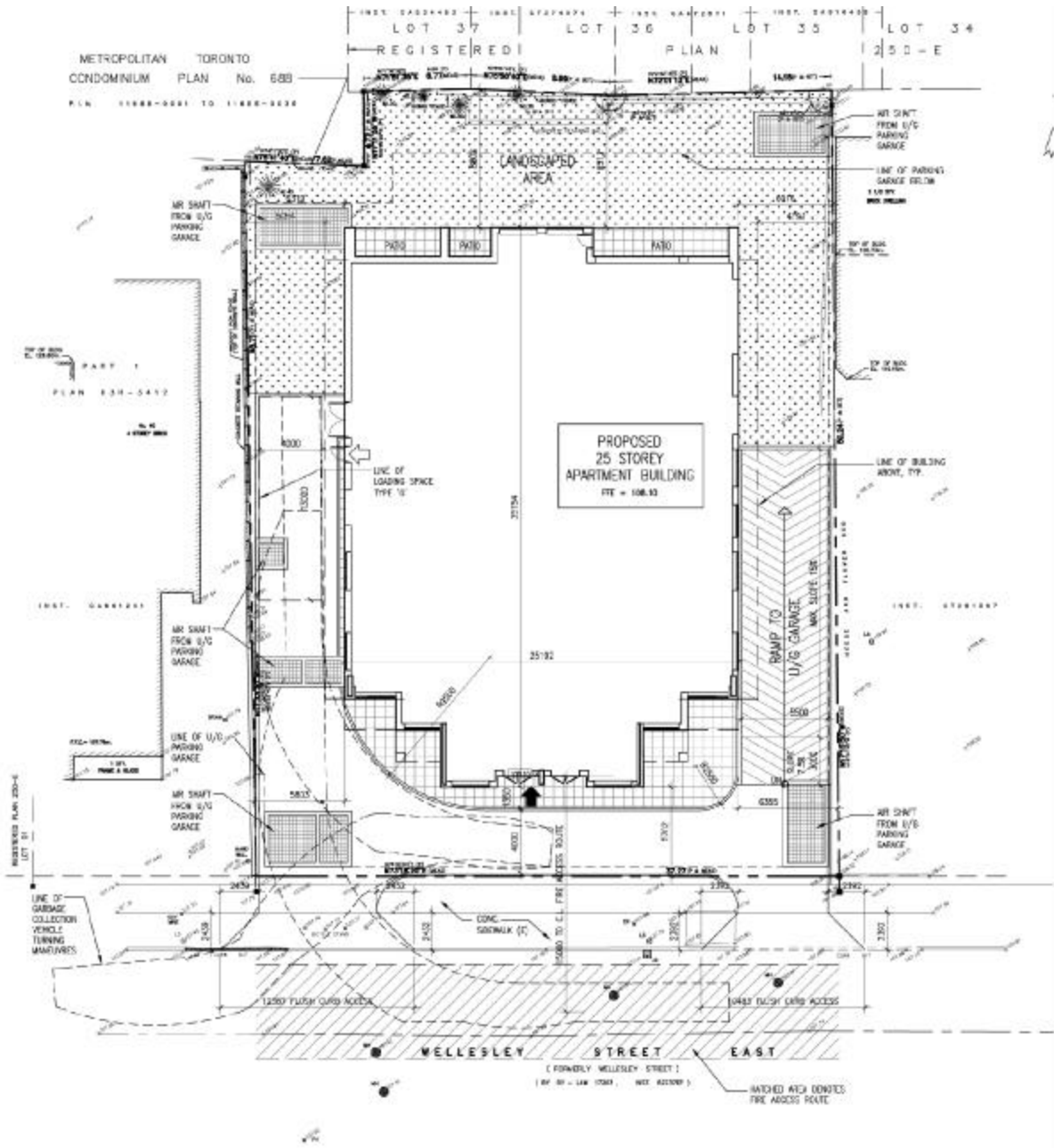
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List of Attachments:

Attachment 1: Application Data Sheet
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Official Plan
Attachment 5: Zoning



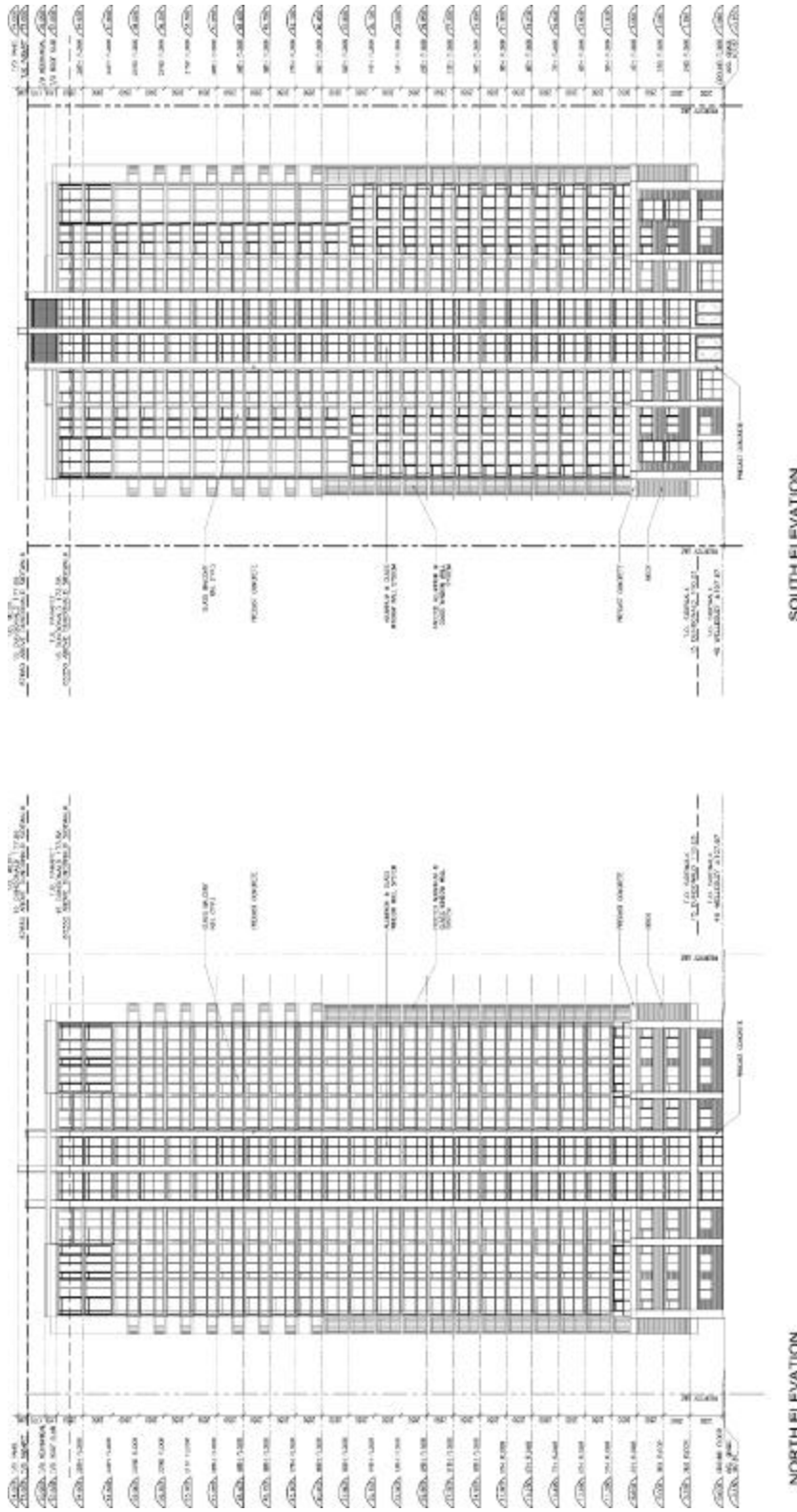
Site Plan

46 Wellesley Street East

Applicant's Submitted Drawing

Not to Scale 

File # 04_164940



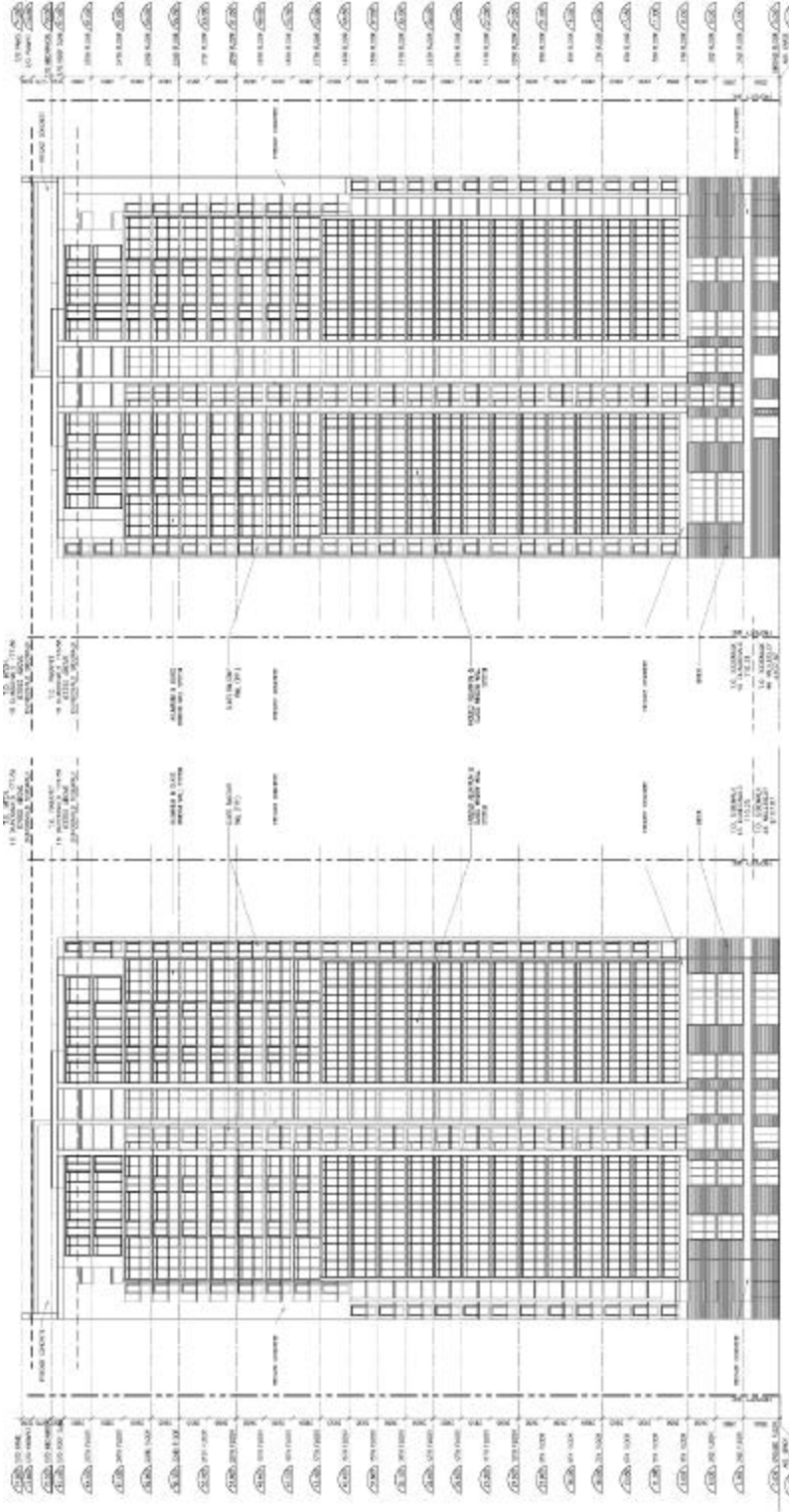
North & South Elevations

46 Wellesley Street East

Elevations
Applicant's Submitted Drawing

Not to Scale
09/15/04

File # 04_164940

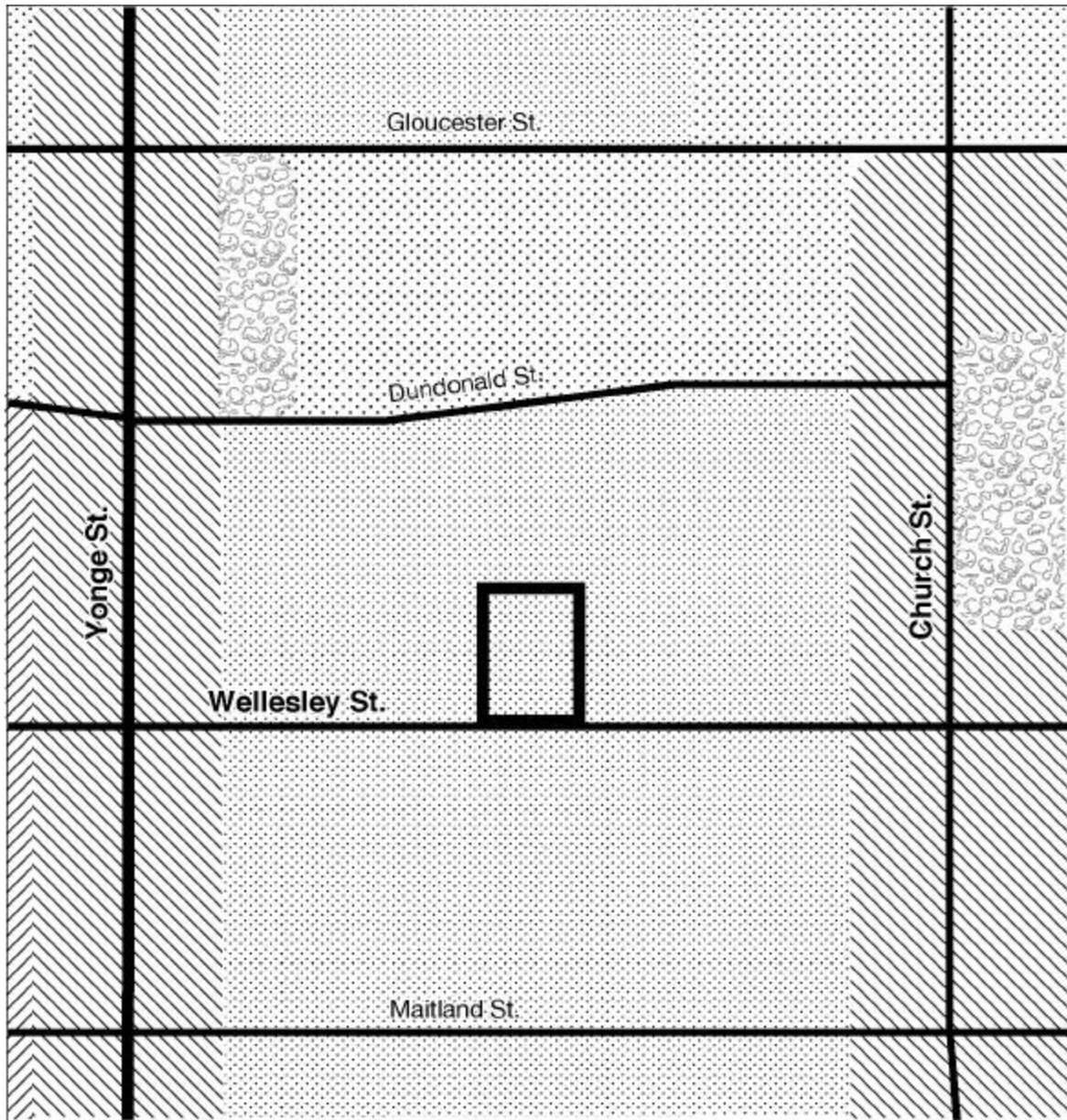


East & West Elevations

46 Wellesley Street East

Elevations
Applicant's Submitted Drawing
Not to Scale
09/15/04

File # 04_164940



 **TORONTO** Urban Development Services
Official Plan

46 Wellesley Street East

File # 04_164940

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|--|---|
|  Site |  Low Density Mixed Commercial-Residential Areas |
|  Medium Density Residence Areas |  Medium Density Mixed Commercial-Residential Areas |
|  High Density Residence Areas |  Open Space |


Not to Scale
09/15/04

