

**159 Wellesley Street East Zoning Amendment
Application - Preliminary Report**

Date:	May 16, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 184584 STE 27 OZ

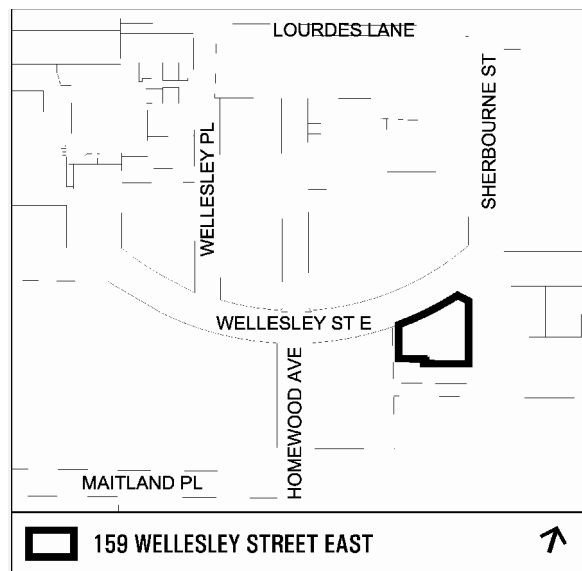
SUMMARY

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.

This application proposes the re-development of the lands for the purposes of a new 38-storey mixed use building complete with retail at grade and 327 residential units above, at 159 Wellesley Street East.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Next steps include a community consultation meeting which will be scheduled for early September, 2011. A final report is targeted for the fourth quarter of 2011. Target dates assume that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 159 Wellesley Street East 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on April 14, 2011 to discuss complete application submission requirements and the latest iteration of drawings. The applicant presented their latest drawings which showed an increased height from a previous iteration. Staff expressed concern with the overall height of the proposal. Staff confirmed the list of application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a mixed use development with residential uses and retail at grade. A podium element of 4 storeys is proposed with a tower of 34 storeys, the total proposed height would be 38 storeys (116.30 m) with 326 dwelling units. A total of 220 m² of non-residential GFA is proposed at grade. The total GFA proposed is 25,175 m² which is a density of 21.0 times the lot area.

Vehicular and loading access to the property is proposed from entrances on Wellesley Street East and Sherbourne Street. Access to the underground parking garage would be from Wellesley Street East. 126 parking spaces are proposed below grade, 4 spaces at grade and 195 bicycle parking spaces are provided. In addition, one type "G" loading space is provided.

Site and Surrounding Area

The site is irregular in shape with an area of 1,198 m². There is a frontage of 38.13 m along Wellesley Street East, and 35.71 m along Sherbourne Street.

The site was formerly occupied by a gas station which has recently been demolished. Due to the nature of the previous use the site is highly contaminated and will have to be cleaned up prior to residential uses being constructed.

North: A 4-storey long-term care facility called the Re kai Centre and an 11-storey supportive housing building. Continuing north there are additional tall buildings that range in height from 34 to 39 storeys.

West: Immediately to the west of the site is a 3.08 m wide private laneway which leads to the rear of the properties fronting on Sherbourne Street; the subject site has access rights over the laneway. Further to the west is a 17-storey rental apartment building.

South: Immediately to the south of the property are 3-storey buildings with retail uses at grade and apartments above. Further south is the recently constructed Our Lady of Lourdes Catholic elementary school.

East: To the east of the property are three 6-storey apartment buildings fronting onto Wellesley Street East and a funeral home on Sherbourne Street. Further east are townhouses and a 12-storey condominium and continuing north and east is St. James Town, with buildings ranging from 14 to 32 storeys slab form towers.

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. 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 property is located within the Downtown and Central Waterfront areas of the Urban Structure Map in the City of Toronto Official Plan. Policies in this area stipulate that the Downtown will continue to evolve as a healthy and attractive place to live and work. Investment in the Downtown on the part of the City, other levels of government and public/private partnerships will be sought to: maintain and improve the public realm, promote an environment of creativity and innovation; and support and enhance the specialty retail and entertainment districts.

Within the Land Use Plan of the Official Plan, 159 Wellesley Street East is designated as *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Development in *Apartment Neighbourhoods* will seek to locate and mass new buildings to provide a transition between areas of different development intensity and scale, and so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes.

Buildings shall also be massed and located so as to frame streets and create comfortable pedestrian conditions. Parking and loading areas shall be screened and located to minimize impacts on neighbours. Recreation space shall be provided for residents and be fully accessible for persons with physical disabilities.

Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

Zoning

The property is zoned Commercial Residential (CR) in By-law 438-86. The CR designation permits a wide range of uses and allows for residential and commercial uses to be combined on one property. A height limit of 12.0 m currently applies to the site, with a maximum residential density of 2 times coverage.

Site Plan Control

An application for Site Plan Control has not yet been submitted but will be required.

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. Wellesley Street East and Sherbourne Street have a right of way of 20 m, this project is, therefore, a tall building project. 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>

Tree Preservation

There are no trees on the subject property subject to the tree protection by-law of the City of Toronto, furthermore, there are no City owned street trees around the perimeter of the subject property.

Environmental Considerations

Due to the nature of the previous use, the site is expected to be highly contaminated requiring substantial rehabilitation prior to the construction of residential uses. The applicant will be required to submit appropriate documentation showing the extent of contamination and the rehabilitation efforts undertaken. A record of site condition will have to be submitted in order to certify that the site has been cleaned to accepted standards. It will be submitted prior to building permits being issued and in conjunction with any required land dedications.

Reasons for the Application

The applicant submits that they are in compliance with the Official Plan; City staff will examine the built form within the context of the existing apartment buildings in the area to determine conformity with the *Apartment Neighbourhoods* policies.

The height of the project exceeds the maximum permitted height in the zoning by-law by 104 m, and the proposed density is 19 times higher than that permitted in the zoning by-law. The applicant is also seeking a smaller than permitted parking ratio, among other potential areas of zoning relief.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale Report, Transportation Study, Functional Servicing Report, Sun/Shadow Study, a Stage 1 Archaeological Assessment, and an Arborist Report. City staff are reviewing the application for completeness.

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 public realm, and apartment neighbourhoods policies, built form and built form for tall buildings;

3. 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;
4. built form concerns including: height and density of the proposal, the built form transition from this site into all surrounding neighbourhoods, shadow impacts on surrounding properties, especially Wellesley-McGill Park, open space, and the public realm.
5. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation, and pedestrian realm improvements including continuous weather protection;
6. access to the site and potential benefits from additional acquisition of property to enlarge site area;
7. adequacy of the proposed development's indoor and outdoor amenity space;
8. mix of unit sizes and provision of family-sized units;
9. sustainability approach including compliance with the TGS;
10. the provision of spaces for a car-sharing facility, traffic and neighbourhood parking impacts, considering the sub-standard parking supply;
11. assessment of the public art contribution; and
12. 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 1 performance measures.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: South Elevations

Attachment 3: West Elevations

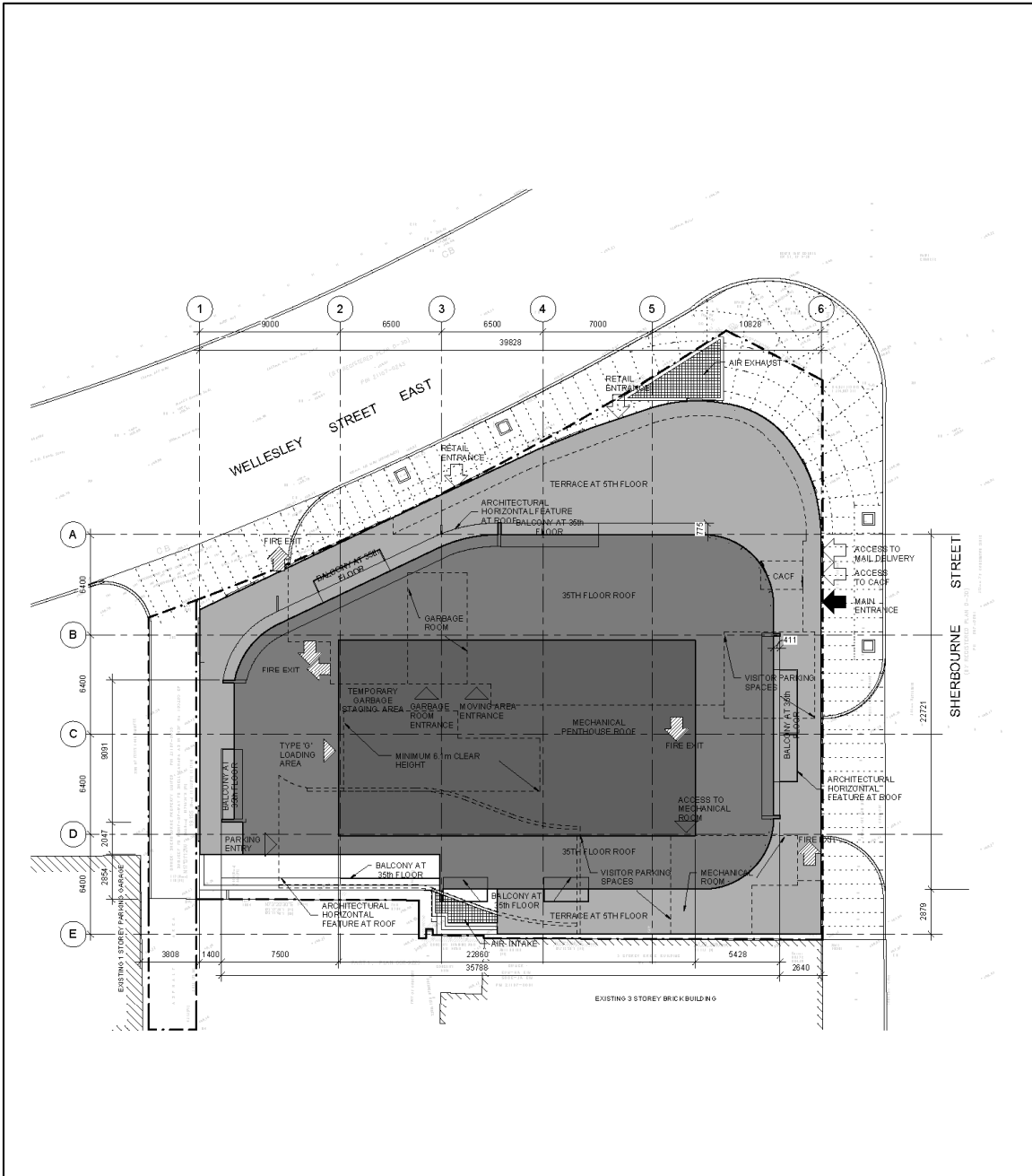
Attachment 4: North Elevations

Attachment 5: East Elevations

Attachment 6: Zoning (438-86)

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

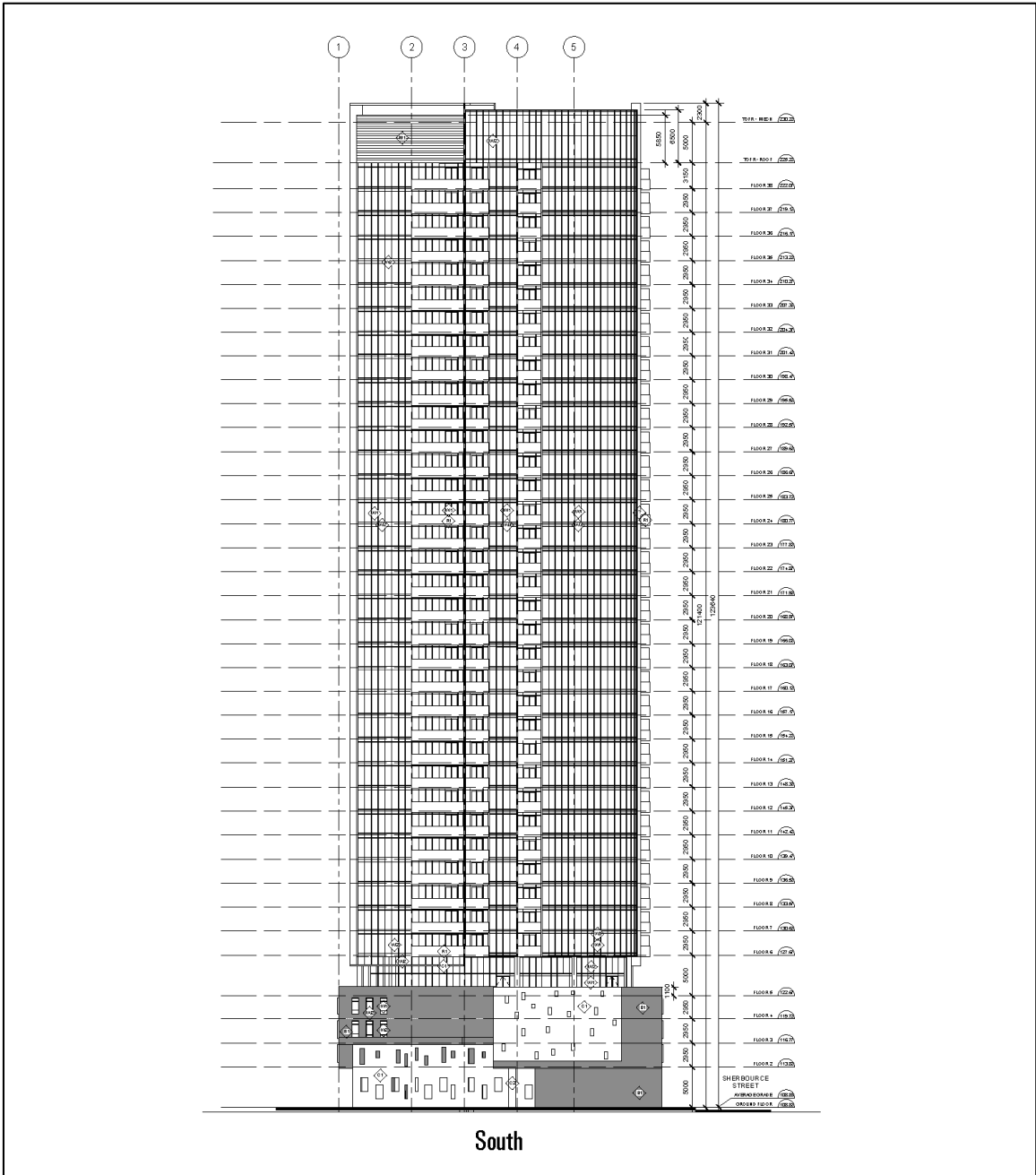
159 Wellesley Street East

Applicant's Submitted Drawing

Not to Scale
05/10/2011

File # 11_184584

Attachment 2: South Elevation



Elevation

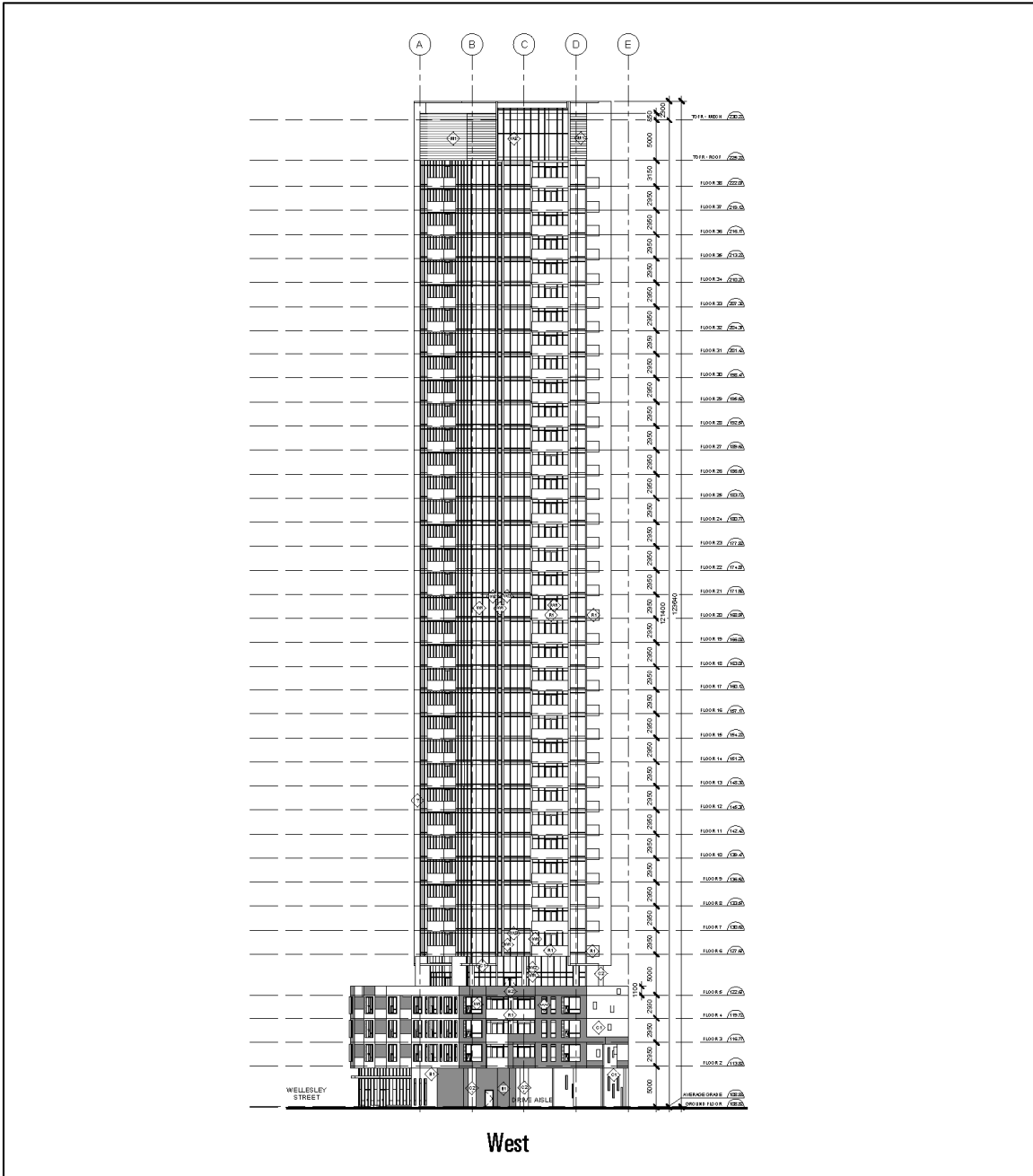
Applicant's Submitted Drawing

Not to Scale
05/10/2011

159 Wellesley Street East

File # 11_184584

Attachment 3: West Elevation



Elevation

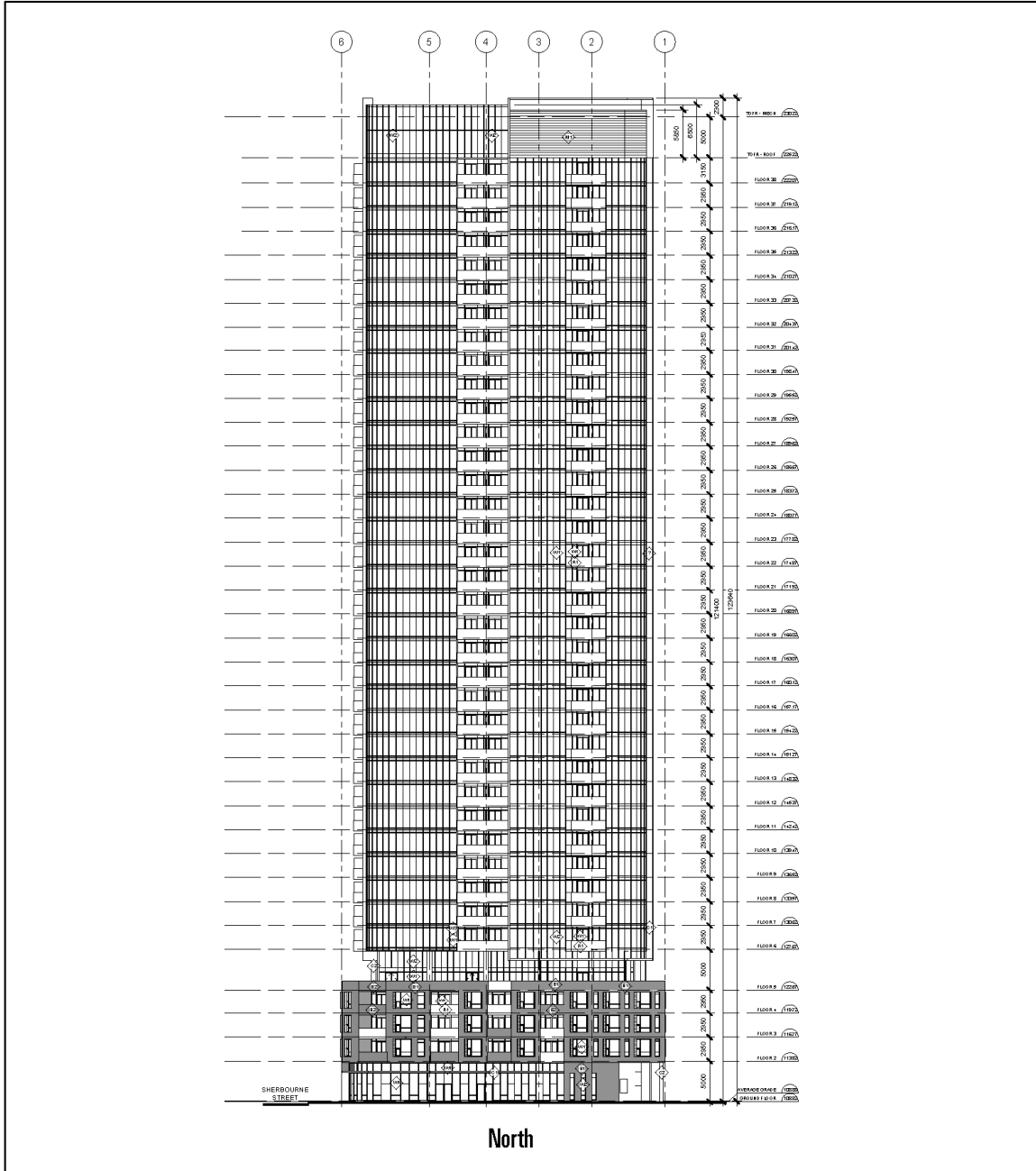
Applicant's Submitted Drawing

Not to Scale
05/10/2011

159 Wellesley Street East

File # 11_184584

Attachment 4: North Elevation



Elevation

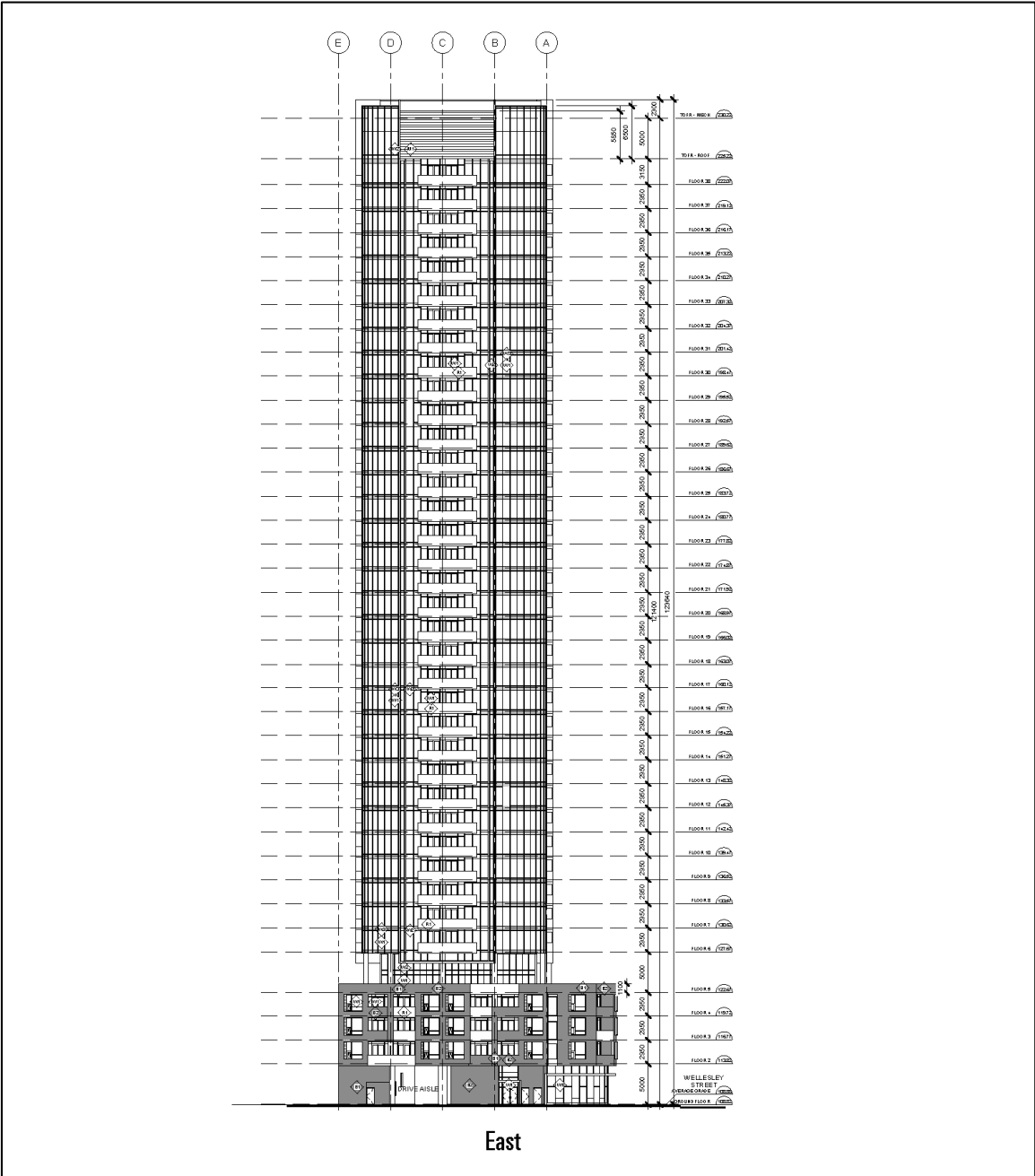
Applicant's Submitted Drawing

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05/10/2011

159 Wellesley Street East

File # 11_184584

Attachment 5: East Elevation



Elevation

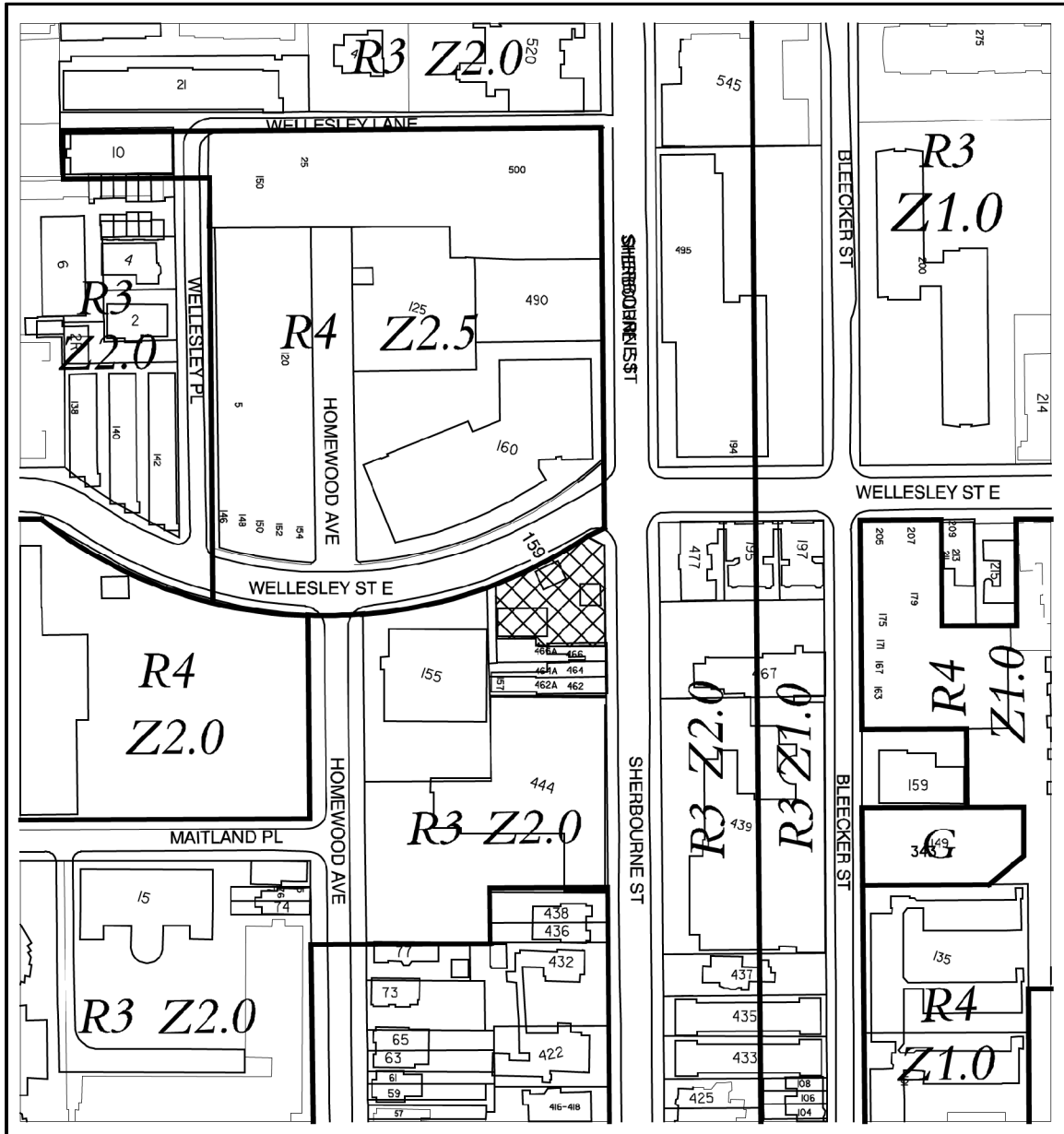
159 Wellesley Street East

Applicant's Submitted Drawing

Not to Scale
05/10/2011

File # 11_184584

Attachment 6: Zoning (438-86)



Toronto City Planning
Zoning

159 Wellesley Street East
File # 11_184584 02

- G Parks District
- R2 Residential District
- R3 Residential District
- R4 Residential District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 18/05/11

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	11 184584 STE 27 OZ
Details	Rezoning, Standard	Application Date:	April 29, 2011

Municipal Address: 159 WELLESLEY ST E
 Location Description: PLAN D30 LOT 59 14.625X94.0 80 FT 6IN ON L 70.000X113.00 **GRID S2710
 Project Description: Rezoning application to permit the re-development of the lands for the purposes of a new 38 storey mixed use building complete with retail at grade and 327 residential units above.

Applicant:	Agent:	Architect:	Owner:
DIAMONDCORP 22 St. Clair Ave E, Suite 1010 Toronto, ON M4T 2S3	DIAMONDCORP 22 St. Clair Ave E, Suite 1010 Toronto, ON M4T 2S3	Quadrangle Architects Ltd. 380 Wellington St. W. Toronto, ON M5V 1E3	2267410 ONTARIO INC 40 King St W, Suite 2700 Toronto, ON M5H 3Y2

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	None
Zoning:	R3 Z2.0	Historical Status:	N/A
Height Limit (m):	12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1198	Height:	Storeys:	38
Frontage (m):	35.71		Metres:	116.34
Depth (m):	39.4			
Total Ground Floor Area (sq. m):	493			Total
Total Residential GFA (sq. m):	24955		Parking Spaces:	130
Total Non-Residential GFA (sq. m):	220		Loading Docks	1
Total GFA (sq. m):	25175			
Lot Coverage Ratio (%):	41.2			
Floor Space Index:	21.01			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	216
2 Bedroom:	111
3 + Bedroom:	0
Total Units:	327

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	24955	0
Retail GFA (sq. m):	220	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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