

66 Wellesley Street East and 552-570 Church Street and City-owned Public Lane – Official Plan Amendment and Zoning Amendment Application – Supplementary Report

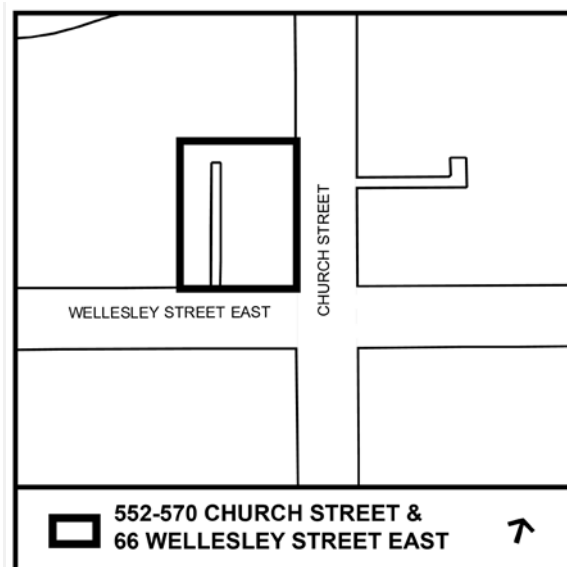
Date:	December 1, 2017
To:	City Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre - Rosedale
Reference Number:	17 210131 STE 27 OZ

SUMMARY

At its meeting on November 14, 2017, the Toronto and East York Community Council considered a Refusal Report for the proposed Official Plan Amendment and Zoning By-law Amendment for 66 Wellesley Street East and 552-570 Church Street. This supplementary report provides City Council with further information regarding the community consultation meeting held on November 28, 2017. This report also provides a brief description of a revised development proposal, including the property at 64 Wellesley Street East that was presented by the applicant at the community consultation meeting. A revised proposal has not been formally submitted to the City to date.

DECISION HISTORY

The Toronto and East York Community Council, at its meeting on November 14, 2017, adopted the Refusal Report, dated November 8, 2017, from the Acting Director, Community Planning, Toronto and East York District and directed Planning staff to hold a community consultation meeting for the lands at 66 Wellesley Street East and 552-570 Church Street and report directly to City Council



on any further recommendations arising from the community consultation meeting.

A complete record of TEYCC's recommendations is provided at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.11>

COMMENTS

A summary of the community consultation meeting held on November 28, 2017 is provided below. Concerns and comments expressed by members of the public at the meeting reaffirm the recommendations from City Planning staff in the Refusal Report (November 8, 2017).

Community Consultation Meeting

On November 28, 2017, City Planning staff, in consultation with the Ward Councillor, hosted a community consultation meeting at the Courtyard Marriott (475 Yonge Street). Planning staff presented the policy framework, an overview of the application and the reasons for recommending refusal of the application. Following the presentations, City staff facilitated a question and answer period.

The following provides a summary of the comments received both at the meeting and individually submitted to City Planning:

Relating to Built Form:

- the density and height are too high
- the podium height is too high
- the floor plates are too large
- the building does not fit within the context and is not compatible
- allowing a development of this height and scale will set a precedent for development within the neighbourhood
- revitalization of the area is necessary but at an appropriate scale
- high quality of architectural design in the Church-Wellesley neighbourhood is welcome
- any building should minimize impacts, including shadowing on neighbouring properties including Paul Kane House and parkette, 519 Church Street and Barbara Hall Park
- development should follow the City's guidelines and policies

Relating to the City-owned Public Lane:

- the City should not sell the public lane

Relating to the "Community Flex Space":

- the community space at the corner of Church and Wellesley is a positive feature

- the space needs further design development and a partnership with a local charity, arts and culture organization or community organization
- the space should be safe and accessible
- the space will likely be closed off totally for profit in the future
- the space should be bigger

Relating to Tenure/Use:

- support for additional rental units in the neighbourhood
- retail spaces should be fine grain and not big box

Related to Heritage:

- emphasized the need for heritage preservation to surrounding heritage-listed properties and questioned whether the property at 64 Wellesley Street East should be a heritage-listed property

Related to Community Considerations:

- the area is struggling with increased crime and a shortage of housing and adding increased density and population will only increase these problems
- retail shops and rental apartment units should be accessible for seniors in the area
- the economic implications of this scale of a development on the community need to be analyzed and well understood
- the area is already experiencing a tremendous amount of construction
- construction impacts should be minimized

Revised Proposal

At the community consultation meeting, One Properties, provided further details with respect to its proposal and presented an alternative development proposal including the property at 64 Wellesley Street East. To date, One Properties has not acquired the property and therefore a formal re-submission has not been provided to the City. The alternative development showed a 39-storey (127 metre) tower on the site pushed further to the west, setback between 6 metres to 18.5 metres from Church Street.

Attendees welcomed the idea of an alternative proposal and provided comments on what was presented. Some of the comments received and outlined above are applicable to both the current proposal before the City and the alternative proposal presented. If a formal re-submission is received, there may be an opportunity to have an additional community consultation meeting to discuss the revised proposal.

Conclusion

City staff continue to oppose the application as originally submitted. If a revised application is submitted, City staff will report further on any updated comments.

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SIGNATURE

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