

**495-517 Wellington Street West - Zoning Amendment
Application - Preliminary Report**

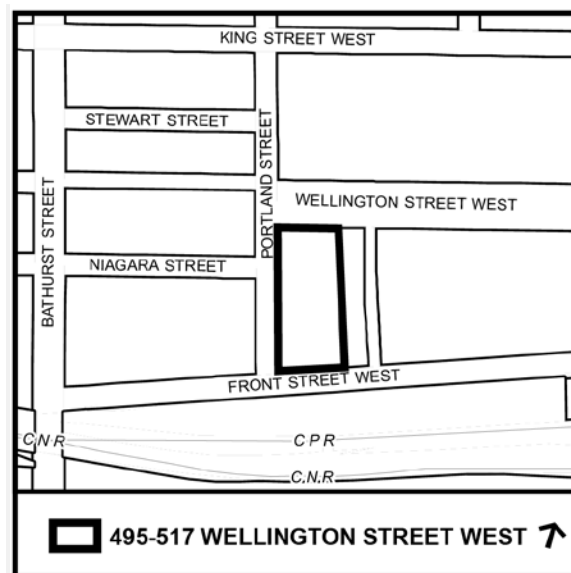
Date:	December 14, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17-256142 STE 20 OZ

SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law 569-2013 to permit the development of a 16-storey commercial use building with commercial and retail uses at grade and second floor levels, 50,030 square metres of new office floor space at grade and above, and the retention of the heritage buildings fronting Wellington Street West (incorporating 12,482 square metres of office space). The proposal includes 348 parking spaces, 211 bicycle spaces and servicing space across four below-grade levels.

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 the scheduling of a community consultation meeting. A final report is targeted for the second quarter of 2018. The target date of the final report assumes that the applicant will provide all required information in a timely manner and address the issues identified in this report and any additional issues that arise through the review process.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 495-517 Wellington Street West, 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.

DECISION HISTORY

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on September 19, 2016 and September 22, 2017 to provide preliminary feedback and discuss complete application submission requirements. The drawings presented at the meetings are similar to those formally submitted.

ISSUE BACKGROUND

Proposal

The proposal is for a part 16-storey, part 10-storey commercial building with the taller element located on the southern part of the site, which then steps down to the north to infill the area to the south and west of the existing building. The southern element of the proposal would have a maximum height of 75.2 metres (including mechanical penthouse) and 69.2 metres to the top of the roof slab of the 16th floor. The lower 10-storey element would have a height of 50.2 metres (including mechanical penthouse) and 44.2 metres to the top of the roof slab of the 10th floor. The existing heritage buildings fronting onto Wellington Street East and extending south in a 'T' shape would be retained.

The 16-storey element of the building would have an angled frontage onto Front Street West, following the property line with a setback to the 15th and 16th storeys of the building of between 3.9 metres and 7.78 metres. Between grade and third floor level, the building would be set back 1 metre from the property line, with the fourth floor setback 3.6 metres.

The eastern elevation of the 16-storey element would be set back 7.48 metres from the eastern property line, while the 10-storey element would be set back 17.35 metres from the eastern property line.

The 10-storey element of the building would be set 27.5 metres back from the existing building frontage onto Wellington Street West, with the fifth and eight storey elements on the western side set a further 12 metres back from this frontage.

To the west the building would step back at various levels with 5, 8 and 9 storey elements before rising to its full 10-storey (plus mechanical penthouse). The grade to fourth floor frontage would be set back 3 metres from Portland Street with the upper floors cantilevering out to the property line. A five storey height open 'mews' area is proposed to be created with storeys 6 to 10 of the building extending over the majority of this space. It would be accessed from Portland Street and would run along the northern and eastern edges of the proposed building and behind the buildings to be retained.

The proposed gross floor area (GFA) of the building is 62,512 m² (inclusive of the 12,485 m² of existing office space retained), with 59,797 m² dedicated to office uses and 2,715 m² dedicated to retail uses on the ground and second floor. The proposed floor-space index is 6.6 times the area of the lot.

The proposed vehicular access is off Front Street West on the southeast corner of the site. The driveway would be on private property and would provide access for service vehicles and for passenger vehicles accessing the underground parking by way of a ramp. Two Type B and three Type C loading spaces are proposed. A total of 348 parking spaces would be provided in a four level below-grade parking garage, with 211 bicycle parking spaces (110-short term and 101-long term) also provided.

Site and Surrounding Area

The site is part of a large block bound by Wellington Street West to the north, Portland Street to the west, Front Street West to the south and the properties fronting Draper Street to the east. The site is rectangular in shape with a frontage of approximately 63.5 metres on Wellington Street West, approximately 150.2 metres on Portland Street and approximately 67.7 metres on Front Street West. The property has an area of approximately 9,495 square metres (0.95 hectares).

The site is currently occupied by a three and a half, and four and a half storey brick office building fronting Wellington Street West, with a more recent addition projecting south from this to create a 'T' shaped footprint. These buildings are designated under Part IV of the *Ontario Heritage Act*. Additionally there is surface parking and two three-storey buildings in the southwest corner of the site, which are a commercial unit and an automobile dealership.

North: Wellington Street West is located immediately north of the subject site. The street has a right-of-way of 45 metres. The development on the north side of Wellington Street West is predominantly older industrial buildings two to six storeys in height, which have been converted to office uses with some commercial uses at grade, and new residential buildings. The tallest building constructed on the north side of Wellington Street West is the 12-storey building at 400 Wellington Street West. An approval was granted through the Committee of Adjustment at 456 Wellington Street West for a 12-storey building. At 422-424 Wellington Street West a 19-storey mixed-use building is proposed. At 470-474 Wellington Street West a 15-storey office building with retail at grade is proposed. At 488 Wellington Street West a 16-storey office building is proposed. At 504 Wellington Street West a 15-storey office, retail and service commercial building is proposed. The buildings at 422, 432, 436, 462, 468, 482 and 488 Wellington Street West are designated under Part IV of the *Ontario Heritage Act*.

West: The lands to the west of the site are occupied by Victoria Memorial Square Park, which is a roughly rectangular 0.82-hectare public park that is bound by one-way streets on its north and south sides (Wellington Street West and Niagara Street respectively) and by Portland Street on its east side. The west side of the park is bound on the south by a six-storey residential building at 20 Niagara Street and on the north by a vacant property currently used as a commercial surface parking lot. The southern part of the site is opposite a four storey commercial building, a row of three and a half storey town houses and a nine storey residential building with commercial ground floor uses.

South: To the south of the site is Front Street, beyond which is the CN/CP rail corridor and GO Transit's North Bathurst Yard. A pedestrian/cyclist walkway, bridge and ramp access are directly to the south of the site and extend over the rail corridor. This part of the rail corridor is subject to a City-initiated Official Plan amendment to designate the area above the corridor as *Parks and Open Space* (Rail Deck Park). On the southern side of the rail corridor is the CityPlace neighbourhood, which features numerous tall buildings.

East: Immediately abutting the east of the site is the Draper Street Heritage Conservation District, a series of one and a half to two and a half storey brick homes which date back to the late 19th century. These lands are designated as *Neighbourhoods* in the City's Official Plan. Beyond this the property at 467-479 Wellington Street West has been identified in the King-Spadina Heritage Conservation District study as a 'contributing' property.

Further to the east is the former Globe and Mail site, a 7.7 acre parcel which is proposed to be comprehensively redeveloped as a mixed-use development with seven buildings featuring residential, office and retail uses. The proposed buildings on the site with frontages on Wellington Street West range in heights from east to west as follows:

- 15-storeys and 61.9 metres including mechanicals (55.9 metres excluding mechanical elements) for buildings one and two adjacent the listed heritage building at 49 Spadina Avenue and 401 Wellington Street West; and
- 13-storeys and 55.3 metres (49.3 metres excluding mechanicals) for building three, at the west end of the site closer to the subject site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities , recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 site is located in the Downtown and Central Waterfront as identified in the City's Urban Structure map. The Site is designated *Regeneration Area* in the Official Plan, and is part of the King-Spadina Secondary Plan Area.

Downtown and Central Waterfront

Policies for the *Downtown* and *Central Waterfront* are contained in Section 2.2.1, and identify that the *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that supports the urbanization strategy and the goals for *Downtown* is attracted to the area. Sites located within the *Downtown* offer opportunities for substantial employment and residential growth. The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed use development to increase opportunities for living close to work and to encourage walking and cycling.

Public Realm and Built Form

The Public Realm policies of the Official Plan are contained in Section 3.1.1. These policies recognize that City streets are significant public open spaces that connect people and places and support the development of sustainable, economically vibrant and complete communities. These policies address how City streets will incorporate a Complete Streets approach. Sidewalk and boulevard design to achieve safe, attractive and interesting and comfortable spaces for pedestrians by providing well designed and co-ordinated tree planting and landscaping, among other things, and by locating and designing utilities within streets, within buildings or underground in a manner that will minimize negative impacts on the natural pedestrian and visual environment and enable the planning and growth of trees to maturity.

The Built Form policies of the Official Plan are contained in Section 3.1.2. These policies relate to the form of the new development, and recognize that for the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies stipulate that new development will:

- Be located and organized to fit with its existing and/or planned context;
- Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- Locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and
- Be massed and its exterior face be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

Heritage Conservation

Section 3.1.5 of the City's Official Plan provides direction on the conservation of Toronto's significant cultural heritage resources. Key policies include: Policy 3.1.5.4, "Heritage Properties will be conserved, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada"; Policy 3.1.5.6, "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it"; and Policy 3.1.5.27, "Where it is

supported by the cultural heritage values and attributes the conservation of whole or substantial portions of buildings, is desirable and encouraged. The retention of facades alone is discouraged."

Regeneration Areas

The site is designated *Regeneration Area* which permits the proposed mix of commercial uses. The Official Plan also contains policies for *Regeneration Areas* requiring the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, and particularly heritage buildings in order to achieve a broad mix of uses.

The site is also subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan.

King-Spadina Secondary Plan

The Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The King-Spadina Urban Design Guidelines (2006) will also be referenced in reviewing this application.

Major objectives of the King-Spadina Secondary Plan are as follows:

- New investment is to be attracted to the King-Spadina Area;
- The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures;
- The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority;
- Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area will be provided for, to ensure the necessary services for the new residents and businesses of the area; and
- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored, and re-used.

The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 Built Form and in particular the policies of Section 3.6 – General Built Form Principles and Section 4 Heritage, specify that:

- new buildings will locate along front property lines in such a way that they define and form edges along streets, parks, public squares and mid-block pedestrian routes;
- new buildings adjacent to parks or open spaces will be located and organized to define and face into the parks or open spaces, to animate the edges and to increase surveillance opportunities;
- the lower levels of new buildings will be sited and organized to enhance the public nature of streets, open spaces and pedestrian routes, and provide public uses accessible from grade;
- servicing and parking are encouraged to be accessed from lanes rather than streets;

- new development will be designed to minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view, privacy and compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, stepbacks, roof line, profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be achieved, and wind and shadow impacts will be minimized on streets and open spaces; and
- streetscape and open space improvements will be coordinated in new development.

Section 4 Heritage policies require the City to seek retention, conservation, rehabilitation, re-use and restoration of heritage buildings. The removal of existing surface parking is also a priority around heritage buildings.

A primary objective of this Secondary Plan is to use the historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the basis for new development in this part of the King-Spadina Secondary Plan area.

The Wellington Street context is a particularly sensitive one given the importance of Wellington Street and the public realm improvements anticipated to this important street through the redevelopment of the former Globe and Mail site to the east. The King Spadina Secondary Plan identifies Wellington Street as an 'Area of Special Identity'. The following policy is included with reference to Wellington Street:

The portion of Wellington Street West between Clarence Square and Victoria Square maintains important characteristics that reflect the historic role of the area. The historic industrial buildings with large setbacks should be maintained and reused and act as a model for any redevelopment of the south side of the street.

The site also falls within the eastern most point of the Victoria Square 'Area of Special Identity' where redevelopment should be carried out in a manner that it enhances the amenities of the park.

King-Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The King-Spadina Secondary Plan is under review, recognizing that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. It is expected that the updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

At its meetings on August 25, 2014 and July 7, 2015 City Council endorsed a number of directions for the King-Spadina East Precinct to be used in reviewing current and future development

applications including employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates, and protecting the network of mid-block connections and laneways as a defining feature of the public realm and expanding these connections to further the pedestrian network.

At its meeting on July 7, 2015, City Council also expanded the boundary of the King-Spadina East Precinct Built Form Study to include the Spadina Precinct.

At its meeting of September 6, 2014, Toronto and East York District further expanded the boundary to include the West Precinct. The study was also revised from the "King-Spadina East Precinct Built Form Study" to the "King-Spadina Secondary Plan Update" to better reflect that the direction that Staff have received from Council to review matters beyond built form.

Draft King Spadina Official Plan policies and a summary of comments from the October 11, 2017 community consultation meeting will be posted on the City Planning website in the first quarter of 2018. The final report will be considered at a public meeting of the Toronto and East York Community Council under the *Planning Act* after a consultation period to allow for public input on the draft policies.

King-Spadina Urban Design Guidelines

Urban Design guidelines, in conjunction with the Official Plan policies, work together to achieve optimal building siting and design that enhances the public realm, while respecting and reinforcing the surrounding built environment and context. Guidelines are crucial planning tools that assist in testing the appropriateness of development applications in the policy context. The Guidelines are intended to assist in the implementation of the Official Plan policies for built form, and serve as a unified set of directions for the evaluation of development applications.

The King-Spadina Urban Design Guidelines support the implementation of the King-Spadina Secondary Plan. The Guidelines state that new development should be compatible with existing heritage buildings in terms of massing, height, setbacks, stepbacks and materials. New development, within the context of existing adjacent buildings, should define and contribute to a high quality public realm. Development should reinforce the character and scale of the existing street wall in the immediate surrounding area. In addition, the scale of the building brought to the sidewalk should respond proportionally to the width of the right-of-way.

Section 4.3.3 Built Form, recognizes that new development in the West Precinct has a distinguishing character of uniform height, scale and massing, producing an effect of a maturing mid-rise neighbourhood, which is different from Spadina Avenue and the East Precinct.

King-Spadina Heritage Conservation District Study

At its meeting of October 2, 2012, Toronto City Council directed Heritage Preservation Services (HPS) staff to undertake a Heritage Conservation District (HCD) study of the King-Spadina area. A team led by Taylor-Hazell Architects undertook the study and was subsequently retained to prepare the Plan. The first phase of the HCD Study was concluded in the spring of 2014 and recommended that the area merited designation under Part V of the Ontario Heritage Act as an HCD on the basis of its historical, associative, physical, contextual, and social and community values.

In the fall of 2014 HPS initiated the second (HCD Plan) phase of the study, which resulted in the development of the statements of objectives, statements of cultural heritage value, boundaries, policies and guidelines, and community and stakeholder consultation.

The HCD Plan was endorsed by the Toronto Preservation Board on June 22, 2017, followed by the September 6, 2017 Toronto and East York Community Council and was adopted at the October 2-4, 2017 meeting of City Council, thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The final report and decision of City Council are available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes including contributing properties so that the District's cultural heritage value is protected in the long-term. The properties at 485-517 Wellington Street West are subject to a Part IV designation and are identified as contributing heritage properties in the King-Spadina HCD Plan. Contributing properties are to be conserved in a manner that ensures the long term conservation of the District's cultural heritage value, heritage attributes and the integrity of the contributing property.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 23 metres for the majority of the site with a maximum building height of 30 metres in the southwest corner of the site. An additional 5 metres is permitted for rooftop mechanical elements. The Zoning By-law requires a 7.5 metre setback from the side and rear lot lines for areas over 25 metres from the street lot line.

The site is also subject to City-wide comprehensive Zoning By-law 569-2013. The By-law was passed by City Council on May 5, 2013 and is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the property as Commercial Residential Employment (CRE). The CRE zone includes the same performance standards as the RA zone in By-law 438-86, including the overall height limits.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for Site Plan Control has not been submitted.

TOcore

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city.

TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east. Building on Downtown's existing planning framework and drawing on best practices within the City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>

Further background information can be found at www.toronto.ca/tocore

Official Plan Amendment 352 –Updating Tall Building Setbacks Downtown

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

Tree Preservation

There are 17 trees either on or immediately adjacent to the site. The applicant's Arborist Report recommends the removal of 9 City-owned trees within the right-of-way to the north, south and west of the site. The remaining trees would be preserved and a landscape plan has been submitted for assessment. Urban Forestry staff are reviewing the Arborist Report.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 30 metres by approximately 45.2 metres, resulting in a proposed building height of 75.2 metres (inclusive of the mechanical penthouse). In addition, the proposed building does not comply with other performance standards that apply to the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Architectural Plans, Elevations and Sections
- Transportation Impact Study
- Heritage Impact Statement
- Green Development Checklist
- Geotechnical Investigation
- Hydrogeological Investigation
- Tree Declaration
- Noise Impact and Vibration Study
- Pedestrian Level Wind Study
- Servicing and Storm Water Management Reports
- Arborist/Tree Preservation Report
- 3-D Massing Model
- Sun/Shadow Study
- Energy Strategy
- Archaeological Assessment

A Notification of Complete Application was issued on December 14, 2017

Issues to be Resolved

Several issues, identified through the initial review of this application, are identified below and are among the issues that will be considered through the review of this application:

- Whether the proposed development has regard for matters of provincial interest as identified in the Planning Act.
- Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe.
- Consistency with Official Plan policies, including emerging policies from the TOcore initiative and the King-Spadina Secondary Plan Review.
- Whether the proposed density and massing are suitable for the subject site.
- Compliance with the City-wide Tall Buildings Guidelines and OPA 352 tower separation requirements.
- Whether the proposed setbacks are sufficient.

- Adequacy of community services and facilities and parks to serve the proposed development.
- Whether the proposal conserves the cultural heritage value and attributes of the on-site and adjacent heritage properties and districts.
- Shadow impacts created by the proposal on the surrounding area, and particularly Victoria Memorial Square.
- Wind conditions and proposed wind mitigation measures.
- Suitability of the proposed public realm, including the proposed vehicular access.
- Adequacy of proposed loading spaces to service the proposed development and whether the access to these spaces is appropriate.
- Appropriateness of proposed vehicular parking supply.
- Capacity of existing servicing to accommodate the proposed development.
- Compliance with the Toronto Green Standards Tier 1 performance measures.
- Identification and securing of public benefits pursuant of 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.

CONTACT

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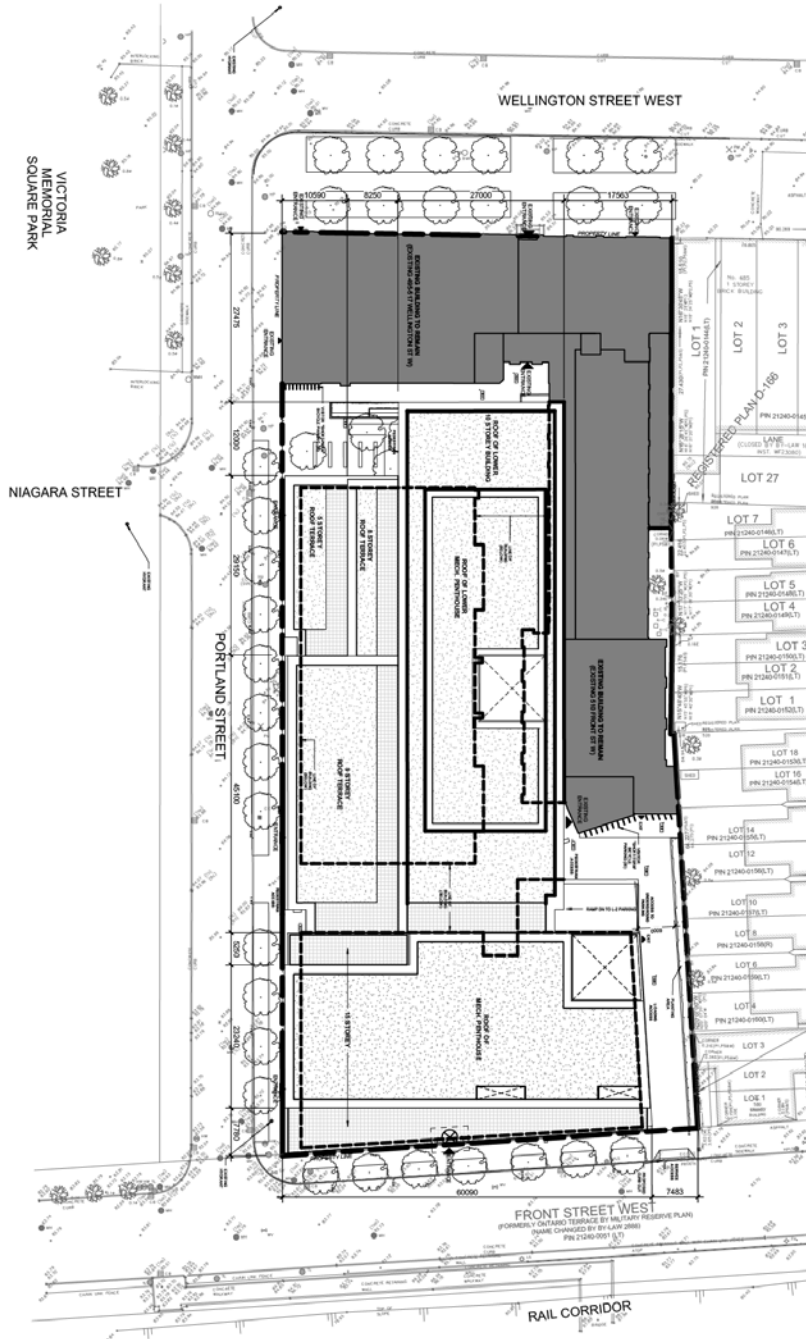
Lynda H. Macdonald, MCIP, RPP
 Acting Director, Community Planning
 Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: North Elevation
 Attachment 3: East Elevation
 Attachment 4: South Elevation
 Attachment 5: West Elevation
 Attachment 6: Zoning
 Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

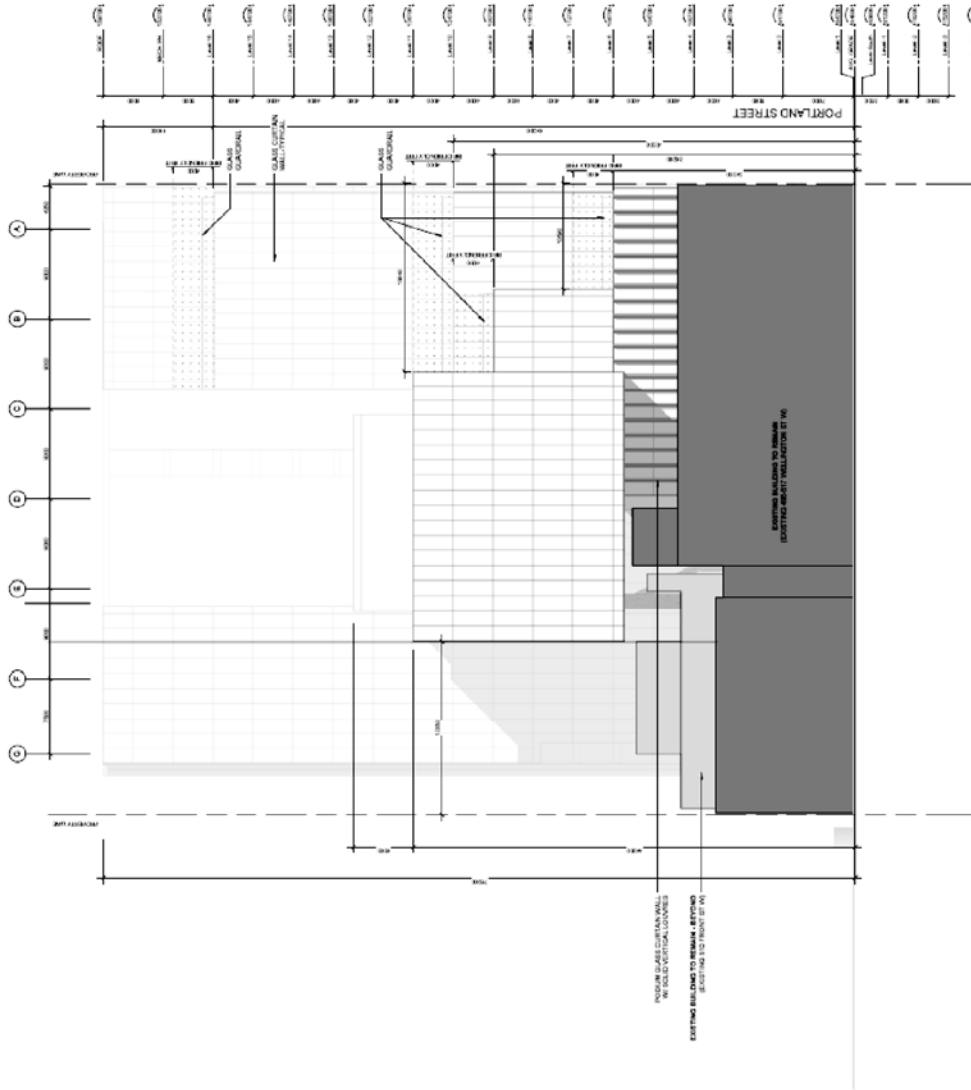
495 - 517 Wellington Street West

Applicant's Submitted Drawing

Not to Scale 

File # 17_256142_STE 20 0Z

Attachment 2: North Elevation

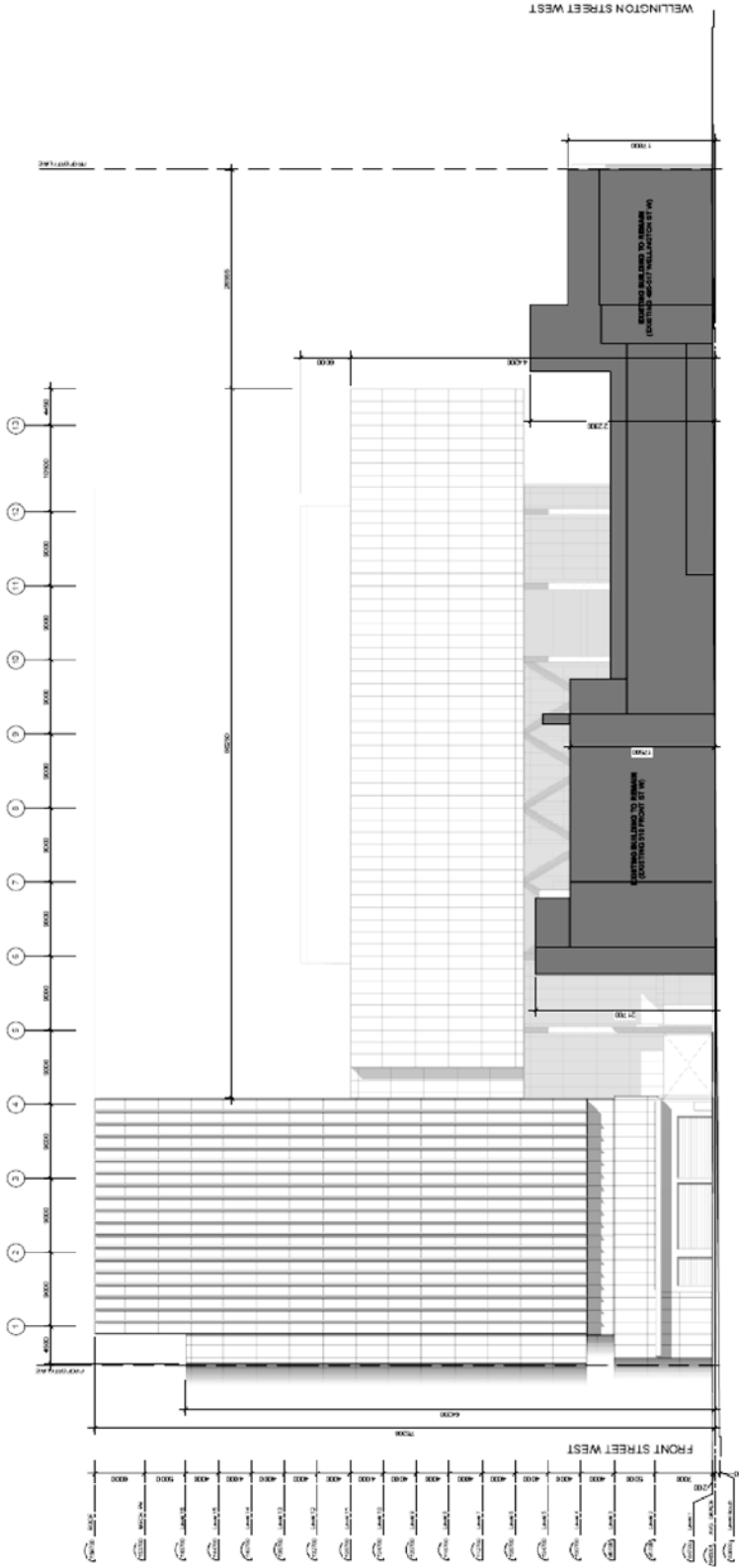


North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 27/11/2017

495 - 517 Wellington Street West

File # 17_256142_STE 20 0Z

Attachment 3: East Elevation



East Elevations

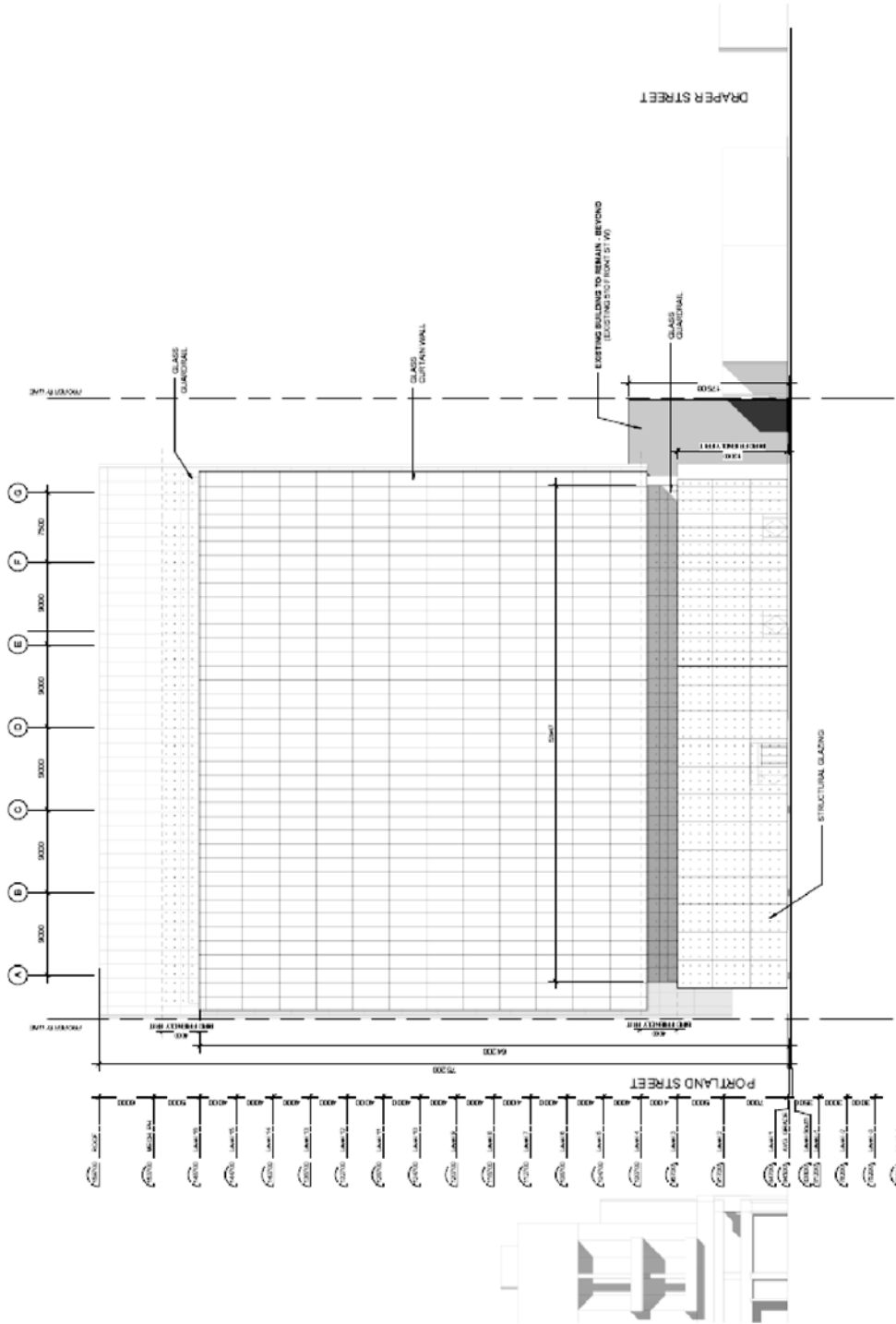
Applicant's Submitted Drawing

Not to Scale
2/11/2017

495 - 517 Wellington Street West

File # 17_256142_STE 20 0Z

Attachment 4: South Elevation



495 - 517 Wellington Street West

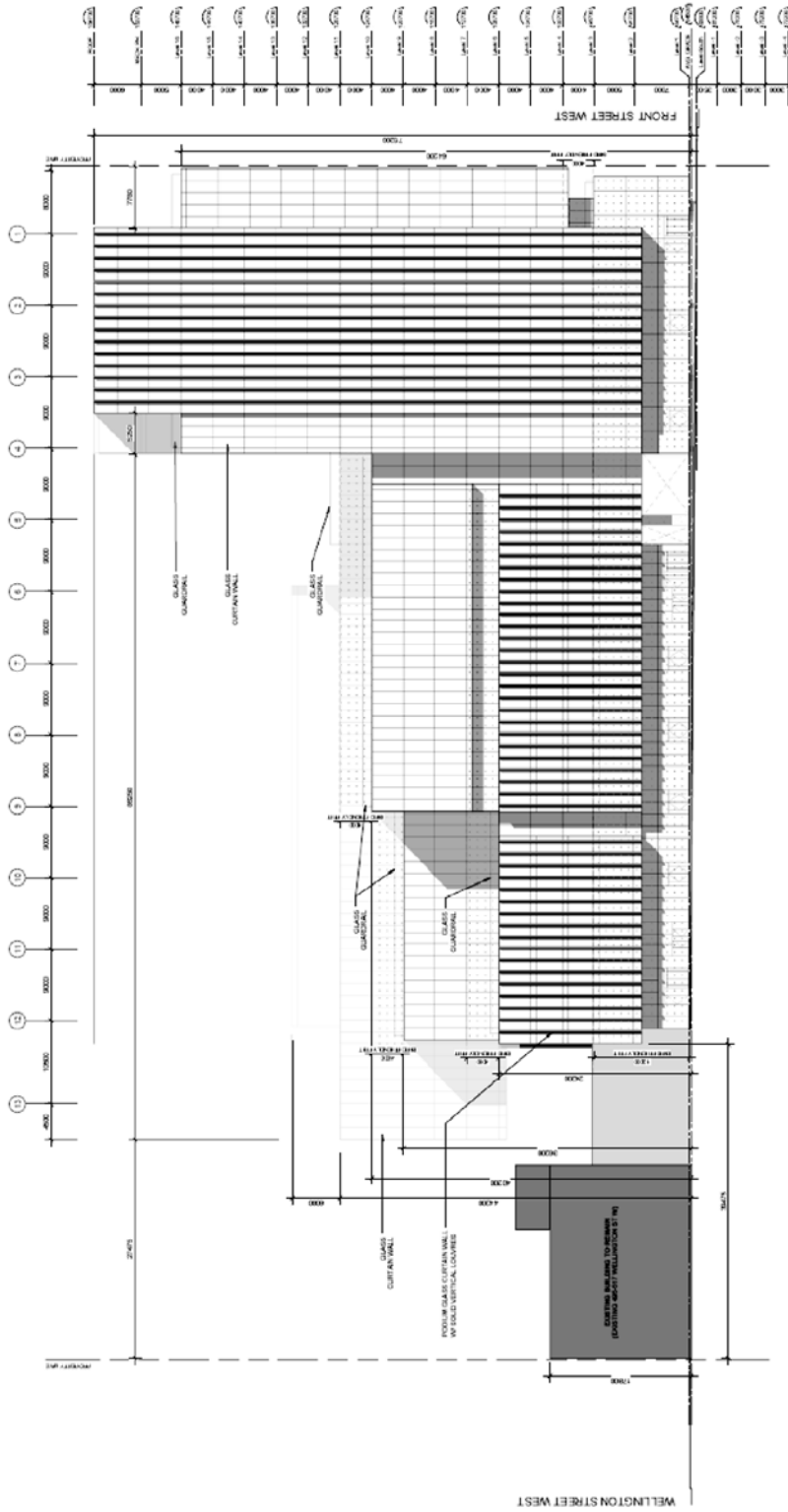
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South Elevation

Applicant's Submitted Drawing

Not to Scale
2/7/11/2017

Attachment 5: West Elevation



West Elevation

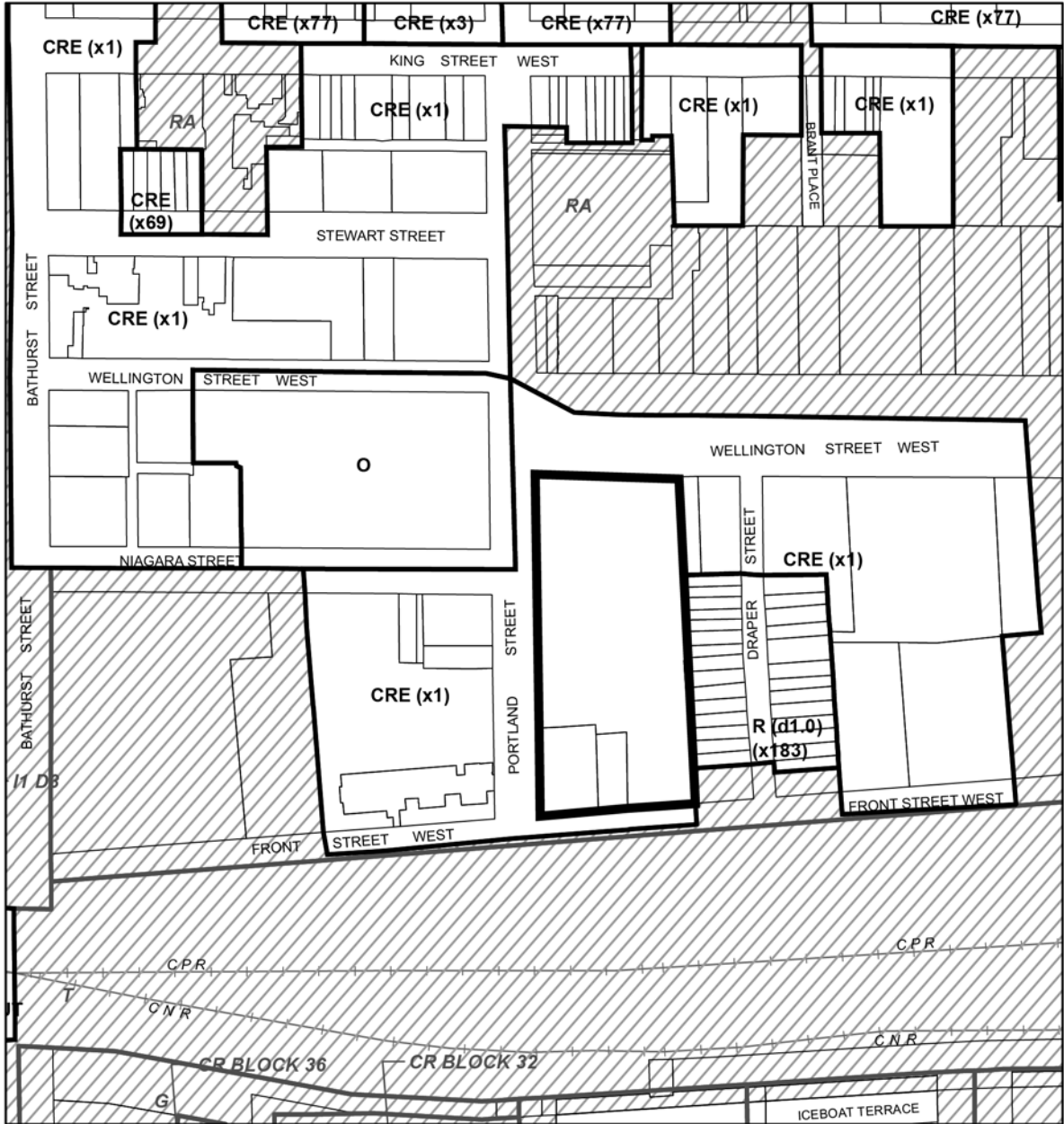
Applicant's Submitted Drawing

Not to Scale
2/7/11/2017

495 - 517 Wellington Street West

File # 17_256142_STE 20 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

495 - 517 Wellington Street West

File # 17 256142 STE 20 0Z

Location of Application

R Residential
CRE Commercial Residential Employment

O Open Space
UT Utility and Transportation

See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District
MCR Mixed-Use District
RA Mixed-Use District
T Industrial District
G Parks District



Not to Scale
Extracted: 11/28/2017

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	17 256142 STE 20 OZ
Details	Rezoning, Standard	Application Date:	November 1, 2017
Municipal Address:	517 WELLINGTON ST W		
Location Description:	**GRID S2014		
Project Description:	Proposed 16-storey office building with ground floor retail space and the retention of the existing Copp Clark Publishing Co. heritage buildings on the subject property that are currently used for commercial and office uses. Approximately 50,030 square metres of new non-residential gross floor area is proposed in addition to the retained gross floor area of 12,482 square metres, for a total of 62,512 square metres. 348 vehicle parking spaces, 211 bicycle spaces and service space is proposed across four underground levels.		

Applicant:	Agent:	Architect:	Owner:
JOHN GILLANDERS		Sweeny&Co Architects 134 Peter St, Suite 1601 Toronto ON M5V 2H2	PORTLAND PROPERTY WELLINGTON INC

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Historical Status:
Height Limit (m):	23	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	9499.4	Height:	Storeys:	12
Frontage (m):	150.2		Metres:	0
Depth (m):	67.7			
Total Ground Floor Area (sq. m):	6141			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	62512		Loading Docks	5
Total GFA (sq. m):	62512			
Lot Coverage Ratio (%):	65			
Floor Space Index:	6.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	2715	0
1 Bedroom:	0	Office GFA (sq. m):	59797	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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