

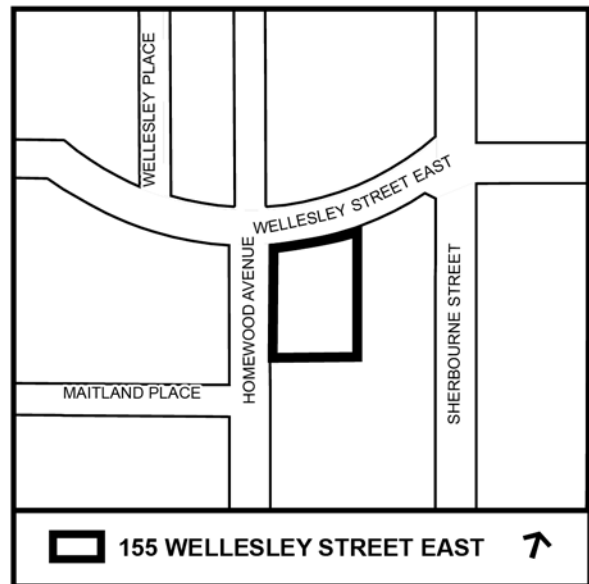
155 Wellesley Street East – Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications - Final Report

Date:	April 16, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	17 241044 STE 27 OZ and 17 241055 STE 27 RH

SUMMARY

These applications propose to amend the City's Official Plan and Zoning By-law Nos. 438-86 and 569-2013 to allow for the expansion and conversion of the first two storeys of an existing 18-storey, 116 unit residential rental apartment building to permit a two-storey medical facility and retail use at 155 Wellesley Street East. Alterations are proposed to the existing ground floor rental office, corridors and storage rooms to facilitate the proposed uses. The application also proposes the removal of three (3) rental dwelling units on the ground floor.

A Rental Housing Demolition application was submitted under Section 111 of the City of Toronto Act to demolish three (3) rental residential dwelling units. This report recommends approval of the rental housing demolition application under Municipal Code 667, subject to conditions. Replacement of the rental dwelling units is not required because less than six (6) rental dwelling units are proposed to be demolished. The applicant has provided tenant relocation and assistance to the one eligible tenant.



City Planning recommends that Council approve the Official Plan and Zoning By-law Amendment applications. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan. The proposal provides for a health service and commercial use that will enhance the vibrancy and active nature of the Wellesley Street East streetscape and is consistent with the objectives of the City's Official Plan. The design of the addition will contribute to and enhance the public realm.

Section 37 contributions related to securing rental tenure and improvements to the existing building have been agreed upon and will be secured through one or more agreements pursuant to Section 37 of the *Planning Act*.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 155 Wellesley Street East substantially in accordance with the draft Official Plan Amendment attached as Attachment 8 to the report (April 16, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 155 Wellesley Street East substantially in accordance with the draft Zoning By-law Amendment to be available at the Toronto and East York Community Council meeting of May 2, 2018.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 155 Wellesley Street East substantially in accordance with the draft Zoning By-law Amendment to be available at the Toronto and East York Community Council meeting of May 2, 2018.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - a. Enter into an Agreement pursuant to Section 37 of the *Planning Act*;
 - b. Provide a letter of credit for 120% of value of the improvements listed in Condition 10(a) below, to the satisfaction of the Chief Planner or his designate;
 - c. Design and provide financial securities for, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director,

Engineering and Construction Services and the General Manager, Transportation Services, should it be determined that improvements or upgrades are required to support the development, according to the Functional Servicing Report, Stormwater Management Report, and Hydrogeological Study, accepted by the Executive Director, Engineering and Construction Services and the General Manager, Transportation Services;

6. The By-laws and Section 37 Agreement shall require the owner at no cost to the City to design, financially secure, construct and make operational, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services and the City Solicitor;
7. The By-laws and the Section 37 Agreement shall require that prior to the issuance of any above-grade building permit for all or any part of the site, including for clarity, any conditional above-grade building permit, the owner shall construct, complete and make operational any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services and the City Solicitor;
8. Before introducing the necessary Bills to City Council for enactment, City Council seek confirmation from the City Solicitor that the implementation of the Functional Servicing Report, Stormwater Management Report and Hydrogeological Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services either does not require changes to the proposed amending by-laws or any such required changes have been made to the proposed amending by-laws to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Executive Director, Engineering and Construction Services;
9. The Community Benefits recommended to be secured in the Section 37 Agreement referred to in Recommendation 5 above to conserve rental housing in accordance with the provisions of the Official Plan are as follows:
 - a. The owner of the existing 116 unit residential rental building, known as 155 Wellesley Street East, shall agree to secure the tenure of 113 existing units in the existing rental building as rental housing, with no applications for demolition or conversion of the maintained rental units to a non-rental purpose for a period of 20 years commencing from the date of the approval of the amending by-laws.
10. The following improvements and amenities will also be secured as community benefits in the Section 37 agreement with no cost pass-through to residents of the existing building, all to the satisfaction of the Chief Planner or his designate.

- a. The Owner, prior to the first above-grade building permit (including any conditional permit), will provide the following improvements for the use and enjoyment of all residents of the rental building at 155 Wellesley Street East in conformity with required Site Plan Approval to the satisfaction of the Chief Planner or his designate:
 - i. New outdoor amenity space of 100.8 square metres, in the form of a furnished patio, located in the southwest corner of the site;
 - ii. New indoor amenity space of 59 square metres in the form of a gymnasium located on the lower level of the existing building, adjacent to the existing laundry room;
 - iii. New long-term bicycle storage for tenants of the existing building in the underground parking area.
 - iv. New short-term bicycle racks located near the residential and retail entrances.
 - v. Refurbishment of the existing bicycle storage room located adjacent to the basement vehicle entrance.
 - vi. Improvements to the building entrances and lobby including the introduction of indoor lobby seating.
- b. Prior to the first above-grade building permit (including any conditional permit), obtain Final Site Plan Approval for the building at 155 Wellesley Street East.
- c. Prior to the introduction of the first non-residential use on the site, provide outdoor amenity space of no less than 100.8 square metres in conformity with a site plan to the satisfaction of the Chief Planner or his designate.
- d. Provide and maintain all improvements referred to in Conditions 10(a) and 10(c) above for the use and enjoyment of all residents of the rental building at 155 Wellesley Street East with furnishings and finishes appropriate to their use.
- e. Ensure that the improvements in Conditions 10(a) and 10(c) above will continue to be used for such purposes without the loss of existing rental units or related services or facilities in a location agreeable to the Chief Planner or his Designate, with the provision of the attached zoning by-laws, with no application to be made by the owner or any subsequent owner to amend provisions of the Zoning By-laws for at least 20 years without the consent of the Chief Planner;
- f. Provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- g. Pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, to be submitted for review and

acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On January 16, 2018, Toronto and East York Community Council adopted the Preliminary Report on the subject development applications. Planning staff were directed to hold a community consultation meeting for landowners and residents within 120 metres of the site, including an expanded notification area to all landowners and residents residing in the area bounded by Lourdes Lane to the north, Bleecker Street to the east, Maribeth Avenue to the south and Jarvis Street to the west.

A Community Consultation Meeting was held on January 30, 2018. The decision of Community Council and the Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.39>

ISSUE BACKGROUND

Proposal

This application proposes to amend the City's Official Plan and City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 155 Wellesley Street East to permit a medical facility to be operated by St. Michael's Hospital and a retail use in the first two floors of the existing 18-storey residential apartment building. The proposal would increase the overall floor space index (FSI) of the site from 2.65 times to 3.42 times the lot area.

St. Michael's Hospital currently provides health services to the St. James Town and Moss Park neighbourhoods from their existing clinic at 410 Sherbourne Street, which is located approximately 350 metres south of the subject site. This application proposes the relocation of this clinic to the subject site.

The proposed medical facility measures two-storeys in height (11.25 metres) and has a gross floor area of 2,239 square metres (24,101 square feet). The medical facility portion is proposed to be located at the east side of the existing building with an entrance being provided from Wellesley Street East and the existing rear parking area accessed from Homewood Avenue.

The proposed retail use measures one-storey (4.08 metres) in height and has a gross floor area of 155 square metres (1,668 square feet) and would be located at the southeast corner of Wellesley Street East and Homewood Avenue with entrances taken from both streets.

The principal entrance to the existing building is from Wellesley Street East and the secondary entrance is located on the western side of the building facing Homewood Avenue. The building is currently setback 7.30 metres from the nearest point of the property line curve and 10.82 metres from the furthest point of the property line curve abutting Wellesley Street East. The existing building is setback 8.01 metres from the property line abutting Homewood Avenue.

The site currently contains a total of 125 parking spaces, of which 45 parking spaces are located at grade, with underground and surface parking areas sharing access from a driveway off of Homewood Avenue. To the south, the building steps down to a single-storey, at-grade covered parking structure that houses 20 parking spaces. The southern portion of the rear yard contains a surface parking lot with 25 parking spaces. A total of 80 parking spaces are located in the existing underground garage, which is accessible via a ramp at the southwest portion of the subject site.

The proposal would result in the removal of 49 parking spaces and the reallocation of 20 residential parking spaces to be shared between the proposed uses and visitors, resulting in a remaining total of 76 parking spaces consisting of 56 resident spaces and 20 non-residential spaces. A total of 125 indoor bicycle parking spaces are proposed in the underground parking garage. There is currently no bicycle parking on site.

Since the application was filed in September 2017, revisions have been made to address staff and agency comments, which include the following:

- Revisions to site plan to reflect the required 0.86 metre road widening along Wellesley Street East;
- Increased ground floor setbacks and a revised design for the medical office component along Wellesley Street East to allow for the preservation of a City-owned tree;
- The addition of a new 100.8 square metre outdoor amenity area (rear patio area) for resident use at the southeast corner of the site;
- The addition of a new 59 square metre indoor amenity area (gymnasium) for resident use on the P1 level;
- A reduction in the gross floor area of the retail component from 181.6 square metres to 155.2 square metres;
- An increase in the overall floor space index (FSI) of the site from 3.39 to 3.42 times the area of the site; and
- Improvements to the shared laundry, lobby and existing bicycle storage room.

The development will require the demolition of three (3) existing rental units located on the ground floor to facilitate the construction of the medical offices and retail space. Replacement of the rental units is not required as less than six units would be demolished, pursuant to City of Toronto Municipal Code Chapter 667. Alterations are also proposed to the existing ground floor rental office, corridors and storage rooms to facilitate the proposed uses.

Details of the application are outlined in the chart below and in Attachment 11 – Application Data Sheet.

Category	First Submission September 27, 2017	Current Submission February 21, 2018
Site Area	2,907 square metres	
Proposed Minimum Building Setbacks Front Lot Line (Wellesley Street East)	3.9 metres	1.41 metres (includes road widening)

East Property Line	0.4 metres	0.25 metres
West Property Line (Homewood Avenue)	2.4 metres	2.53 metres
Rear Lot Line (south)	8.4 metres	8.33 metres
Gross Floor Area (GFA)		
Existing Residential	7,447.1 m ²	7,495.86 m ²
Proposed Non-Residential	2,395.6 m ²	2,394.02 m ²
Total	9,842.7 m ²	9,889.88 m ²
Proposed Floor Space Index (FSI)	3.39	3.42
Building Height		
Existing - to Parapet	18 storeys (57.61 m)	No change
Proposed Medical Clinic	2 storeys (7.4 m)	
Proposed Retail Pharmacy	1 storey (3.9 m)	
Number of Residential Units	<u>Existing</u>	<u>Proposed</u>
Studio	17	16
1 Bedroom	81	80
2 Bedroom	17	16
3 Bedroom	1	1
Total	116	113
Amenity Area		
Indoor	0 m ²	59 m ²
Outdoor	0 m ²	100.8 m ²
Total	0 m ²	159.8 m ²
Vehicular Parking		
Existing	125 spaces (residential)	No change
Proposed (shared commercial and visitor: residential)	80 spaces (21:59)	76 spaces (20:56)
Loading Spaces		
Description	1 Type G	No change
Bicycle Parking		
Existing	0 spaces	No change
Proposed (short-term: long-term)	125 spaces (indoor) (106:19)	

Site and Surrounding Area

The site is generally rectangular in shape. The site has an area of 2,907 square metres with 63.2 metres of frontage along Homewood Avenue and 46.31 metres of frontage along Wellesley Street East.

The site is relatively level with a slight slope downward towards Wellesley Street East to the north and the abutting property at 444 Sherbourne Street to the south.

The site contains 116 existing rental dwelling units. The rental units have the following bedroom type and rent classifications:

Rental Unit Bedroom Type		Rent Category	
Studio	17	Mid- range rents	17
1 Bedroom	81	Affordable rents	1
		Mid-range rents	72
		High-end rents	8
2 Bedroom	17	Mid-range rents	14
		High-end rents	3
3 Bedroom	1	High-end rents	1

(Source: Rental Housing Demolition Application Form)

The surrounding development and land uses are as follows:

North: Wellesley Street East and beyond is a 4-storey long-term care facility formerly known as the Re kai Centre, now Wellesley Central Place at 160 Wellesley Street East 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 Homewood Avenue. Across Homewood Avenue is the rear playing field and buildings that encompass Jarvis Collegiate Institute at 495 Jarvis Street.

South: Immediately to the south of the property is Our Lady of Lourdes Catholic elementary school at 444 Sherbourne Street. Continuing south on Homewood Avenue, there is a mixture of two-storey semi detached dwellings and row houses.

East: To the east is an under construction 35-storey (108 metre) condominium tower with a 4 storey base building at the property known municipally as 159 Wellesley Street East (File Nos. 11 184584 STE 27 OZ and 16 222882 STE 27 SA). Continuing east beyond Sherbourne Street, there are three, 6-storey apartment buildings fronting onto Wellesley Street East and a funeral home on Sherbourne Street. Continuing north and east is St. James Town, with buildings ranging from 14 to 32 storeys in slab form towers.

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 types and affordability to meet projected requirements of current and future residents;
- 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;
- Giving priority to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments;
- Achievement of complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities;
- 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 has reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development.

Chapter 2 – Shaping the City

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the Downtown. A dynamic downtown is critical to the health of a city and to the region that surrounds it. Downtown, with its dramatic skyline, is Toronto's image to the world and to itself: comfortable, cosmopolitan, civil, urbane and diverse. It is the oldest, densest and most complex part of the urban landscape, with a rich variety of building forms and activities.

Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for *Downtown* is attracted to the area.

Section 2.3.1: Healthy Neighbourhoods

This section of the Official Plan contains policies that specifically address the relationship between Neighbourhoods and areas with other Official Plan designations in order to ensure development is sensitive to the physically stable areas within the Neighbourhoods designation. Policies in this section require development in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods to be: compatible with those Neighbourhoods; provide a gradual transition of scale and density, as necessary to achieve the objective of the Official Plan through the stepping down of buildings towards and setbacks from those Neighbourhoods; and, maintain adequate light and privacy for residents in those Neighbourhoods.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs

of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies above, new development will also be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses.

New development will also provide public amenity and enhance the public realm through streetscape improvements.

Section 3.2.1 Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure, and affordability, and the protection of rental housing units.

Policy 3.2.1.5 states that, "significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of this plan, without pass-through of such costs in rents to tenants.

The site currently has 116 residential rental units.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

The subject lands are designated *Apartment Neighbourhoods* on Map 18 of the Official Plan. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated.

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* should contribute to the quality of life by: providing sufficient off-street motor vehicle and bicycle parking for residents and visitors; providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Chapter 5 – Implementation

Section 5.6: Interpretation

This section provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 1.1 indicates the goal of the Official Plan is to balance and reconcile a range of diverse objectives affecting land use planning in the City.

Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building of the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan.

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

<https://www.toronto.ca/wp-content/uploads/2017/11/99b3-cp-official-plan-volume-1-consolidation.pdf>

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in Apartment Neighbourhoods.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, which decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link: www.toronto.ca/OPreview/neighbourhoods.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods Policy 2.3.1.2 in order to improve the compatibility of new developments located in Mixed Use Areas, Apartment Neighbourhoods and Regeneration Areas that are adjacent and close to Neighbourhoods. The new criteria address components in new development such as amenity and service areas, lighting and parking.

TOcore: Planning Downtown

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 to the east.

Building on Downtown's existing planning framework and drawing on best practices within 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.

The recommended Downtown Plan and supporting material can be found at: www.toronto.ca/tocore. The Plan will be considered at the May 1, 2018 meeting of Planning and Growth Management Committee.

Zoning

The former City of Toronto General Zoning By-law 438-86, as amended, zones the subject site R3 Z2.0 with a maximum permitted height of 12 metres and a maximum density of 2.0 times the area of the lot. The R3 zone permits a range of residential uses and non-residential uses are limited.

Under Zoning By-law 569-2013, the site is zoned R(d2.0)(x969) – Residential with a maximum permitted height of 30 metres and a maximum permitted density of 2.0 times the area of the lot. The R zone permits a wide range of residential uses including dwelling units in apartment and mixed-use buildings, as well as detached and semi-detached dwellings, townhouses, duplexes, triplexes and fourplexes and apartment buildings.

In 1966, site-specific By-law 22751 was passed by the Ontario Municipal Board to allow the construction of the existing 18-storey residential apartment building. The By-law contains specific provisions related to a maximum gross floor area, landscaped open space, number of parking spaces, setbacks, and building height.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the city. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition or conversion of residential rental units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing.

Under the City's demolition control by-law, Chapter 363 of the Municipal Code (Section 33 of the *Planning Act*), Council approval is needed to demolish dwelling units before the Chief Building Official can issue a demolition permit under the Building Code Act if six or more residential dwelling units are proposed to be demolished.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Ontario Municipal Board.

The proposed demolition requires approval under both Municipal Code Chapter 667 and Chapter 363 because the application involves at least six residential dwelling units and at least one rental dwelling unit. Municipal Code Section 363-11.1 provides for the coordination of these two processes. The Chief Building Official may issue one demolition permit for the purposes of Section 33 of the *Planning Act* and Chapter 667 of the Municipal Code.

On October 19, 2017 the applicant made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code.

Site Plan Control

A Site Plan Control application (18 120013 STE 27 SA) has been submitted with this rezoning application to reflect the changes proposed as part of the development. The site plan is still under review.

Reasons for the Applications

An amendment to the Official Plan is required. While the *Apartment Neighbourhoods* designation permits small-scale retail, service and office uses that serve the needs of area residents, the scale of the medical clinic and retail uses proposed are greater than what is intended by the *Apartment Neighbourhoods* policies.

An amendment to both City of Toronto Zoning By-law Nos. 438-86 and 569-2013 is required as the current R3 Z2.0 and R(d2.0)(x969) zoning categories do not permit the proposed medical clinic and retail uses. The amendment will also establish appropriate development standards for the proposal.

An application to permit the demolition of the three (3) residential rental dwelling units is required under Chapter 667 of the Toronto Municipal Code as there are more than six existing dwelling units, at least one of which is a rental dwelling unit.

Tenant Consultation

On December 7, 2017, City Planning staff spoke with the affected tenant as the required meeting under the City's Rental Housing Demolition and Conversion By-law. Staff provided an explanation of the City's housing policies and outlined the components of a typical Tenant Relocation and Assistance Plan. The tenant was given the opportunity to have their questions answered.

The applicant held a tenant consultation meeting on November 2, 2017 to inform tenants of the planning application and provided detail regarding construction timelines. The applicant also sought input into the use of a new indoor amenity space which informed the proposal to program the new indoor amenity space as a gym.

Community Consultation

A Community Consultation Meeting to discuss the proposal was held on January 30, 2018. The meeting was attended by staff from the Ward Councillor's office, City Planning staff, the applicant, owner and 12 members of the public which included residents of the existing apartment building.

Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Building safety and design;
- Feasibility of building access and driveway entrances;
- Preservation of trees and landscaping on site;
- Removal of residential rental units;
- Traffic and parking requirements generated by the proposed uses; and

- Introduction of a medical clinic and retail pharmacy as appropriate uses for the subject site.

The community consultation meeting held by City Planning was also attended by some tenants of 155 Wellesley Street East.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

City Planning staff have reviewed the proposed development and are of the opinion the proposed development is acceptable. The proposed use and built form is supportable in its current form for the reasons outlined below.

Provincial Policy Statement and Growth Plan

Policy 1.1.3.3 of the PPS refers to appropriate locations for intensification and redevelopment while Policy 1.1.3.4 refers to appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. In the Official Plan the site is designated *Apartment Neighbourhoods*. While it is recognized that *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated, OPA 320 permits intensification in the form of commercial, community, and institutional uses at grade in apartment buildings on major streets, subject to appropriate development standards. The proposed development site, as a location for intensification, is consistent with those PPS policies that refer to appropriate locations for intensification and redevelopment.

There are additional policies in the PPS which refer directly or indirectly to health facilities. More specifically, a Public Service Facility is a defined term which includes the provision of services for health programs. Policy 1.1.1 c) refers to avoiding development which may cause public health and safety concerns. Policy 1.1.1 g) refers to ensuring that Public Service Facilities are or would be available to meet current and projected needs and Policy 1.1.3.6 refers to development that allows for the efficient use of Public Service Facilities to meet current and projected needs which is also reflected in Policy 1.7.1 b) which refers to optimizing the long-term availability and use of Public Service Facilities.

The proposal is consistent with the PPS in this regard. The proposed land use and density provides a built form that supports an efficient use of land and existing infrastructure and is consistent with the health-related policies of the PPS.

The proposal does not conflict with the Growth Plan for the Greater Golden Horseshoe, as the proposal contemplates development on a location supported by higher-order transit and ensures the provision of complete communities through the provision of a full range of housing and public service facilities.

Official Plan

The introduction of a two-storey medical clinic and smaller retail use at grade on a major street provides for a community benefit that meets the intent of the City's current and emerging Official Plan policies with respect to healthy neighbourhoods, land use and built form.

Land Use

The site is designated *Apartment Neighbourhoods* in the Official Plan. *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*.

Section 4.2.2 of the Official Plan sets out the development criteria for *Apartment Neighbourhoods* and requires that new development contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and

- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

The proposed uses are permitted in *Apartment Neighbourhoods*. While the proposed medical clinic and retail use are generally larger in scale than what is intended by the in-force policies of the *Apartment Neighbourhoods* designation, the proposal meets the intent of the *Apartment Neighbourhoods* policies of the Official Plan.

Healthy Neighbourhoods

Section 2.3.1 of the Official Plan relates to Healthy Neighbourhoods. Section 2.3.1.6 (b) notes that community and neighbourhood amenities will be enhanced where needed by creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood. The proposed medical clinic and retail use proposes the creation of a community facility that represents an improvement to St. Michael's existing facility at 410 Sherbourne Street that has adapted to the needs and demands of the neighbourhood.

As noted previously, the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1 of Healthy Neighbourhoods. New Policy 10 of OPA 320 is particularly relevant to this proposal and states that:

"Small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties on major streets shown on Map 3 in *Neighbourhoods*, and in *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities."

The proposed medical clinic, while larger in scale than what is typically anticipated by the policy, is located on Wellesley Street East, a major street as shown on Map 3 of the Official Plan and is located in an existing apartment building. The proposed medical clinic would provide a benefit to the local and wider community, as it will be within walking distance from St. James Town and Moss Park and will be accessible from grade off of Wellesley Street East and Homewood Avenue.

The proposed retail use provides community access to additional goods and services which would also be located at grade. The proposed development, within the existing neighbourhood context, conforms to the Official Plan policies relating to healthy neighbourhoods and OPA 320.

Built Form, Height and Density

The proposed two-storey conversion and addition will have a total height of 11.25 metres at its highest point at the east side of the building, which is less than the existing building height of 57.69 metres. The addition of the medical clinic and retail use will increase the overall density of the site from 2.65 times to 3.42 times the lot area.

Section 3.1.2.1 of the Official Plan requires that new development in *Apartment Neighbourhoods* is organized and massed to fit within its existing and/or planned context by generally locating buildings parallel to the street; locating main building entrances so that they are clearly visible

and directly accessible from the public sidewalk; providing ground floor uses that have views into and access to adjacent streets, parks; and preserving existing mature trees wherever possible and incorporating them into landscaping designs. Section 3.1.2.4 of the Official Plan further provides that new development will be massed to define the edges of streets, parks and open spaces at good proportion.

The existing context features multiple tall buildings or mid-rises, either existing or under construction as well as institutional and retail uses. No changes are proposed to the overall height of the existing residential apartment building and the two-storey addition is within the as-of-right height permission for the site. The medical clinic and retail use are proposed at grade with direct sidewalk access and views to the Wellesley Street East and Homewood Avenue frontages.

The application proposes the removal of the existing driveway at the northeast corner of the subject site along Wellesley Street East, while introducing a landscaping design that is aligned with the frontage. Through discussions with the applicant, the medical clinic portion of the building has been further inset along Wellesley Street East to preserve an existing mature tree. Additional pedestrian pathways are proposed to the entrances to the retail and medical office. Existing mature trees are being preserved along both street frontages and will be incorporated into the overall landscape design of the site.

The proposal will result in an improved built form relationship to both Wellesley Street East and Homewood Avenue and provides transition to adjacent developments, both existing and approved. The proposal fits within its existing and planned context and enhances the design of the site which will assist in activating and animating the frontage on both streets.

Streetscape

The proposed medical clinic and retail uses are located within the first two storeys of the existing building and no new buildings are being proposed. The proposed medical clinic and retail use effectively frame the edges of both Wellesley Street East and Homewood Avenue, as both elevations contain primary windows and articulation typical of a front façade.

The medical office addition is located parallel to the Wellesley Street East frontage, with a setback of approximately 1.41 metres at its closest point. While less than the existing apartment building's setback, it is greater than the building under construction at 159 Wellesley Street East and will contribute a logical transition in the street wall along Wellesley Street East.

The ground floor uses as proposed will serve to enhance the safety, amenity and animation of adjacent streets with both the Wellesley Street East and Homewood Avenue elevations containing front façade elements such as large windows, access to the medical clinic and retail use and building articulation along each street.

Amenity Space

Zoning By-law No. 438-86 and Zoning By-law No 569-2013 each require a minimum of 2.0 square metres per unit of indoor and outdoor space. As noted above, there is currently no programmed indoor or outdoor amenity space on the existing site.

While the medical clinic and retail space will reduce the overall landscaped open space on site from 559 square metres to 312 square metres, a number of improvements to the existing landscaped open space are proposed including additional planting and benches. The application also proposes a new 415 square metre green roof on the second floor. An increase to the amount of programmed amenity space is also proposed. The existing building does not currently feature any programmed indoor or outdoor recreation space. The application proposes a new 100.8 square metre outdoor patio to be located at the rear of the building, as well as a 59 square metre indoor gymnasium for resident use.

While below the Zoning By-law standard, the cumulative effect of introducing both indoor and outdoor amenity space is appropriate in meeting the needs of existing residents.

Sun, Shadow and Wind

The Official Plan requires new development to be massed to fit harmoniously into its existing and/or planned context by adequately limiting any resulting shadowing of neighbouring streets, properties and open spaces. Sun and Shadow studies are not typically required for developments of less than 20 metres in height. A Sun and Shadow study was requested to assess the cumulative effects of the proposed addition beyond the shadow impact of the existing apartment building for the spring and fall equinoxes (March 21st and September 21st).

As the proposed medical clinic and retail uses are located within the first two storeys of the existing building, it was determined that no adverse shadow impacts will be created by the proposed development. As such, there is no massing or shadowing impact on the *Neighbourhoods* designated lands to the south and west of the site. Sunlight and comfortable wind conditions are being maintained for pedestrians, as there is minimal shadow and wind impact from the two-storey addition.

Rental Housing

As this development proposal is for a related group of buildings where fewer than six residential rental units are proposed to be demolished, Official Plan Policy 3.2.1.6 does not apply and no replacement of rental housing is required.

Staff has no objection to the requested demolition of the three (3) residential rental dwelling units and recommend that the demolition of the three (3) residential rental units at 155 Wellesley Street East occur once the Section 37 agreement has come into full force to ensure the units are not prematurely demolished.

Vehicular Parking and Bicycle Parking

A Transportation Impact Study and Parking Study were submitted with the application and have been reviewed by staff. The site is accessible from two existing driveways, including one onto Homewood Avenue, and one onto Wellesley Street East. The redevelopment as proposed will maintain the use of the all-moves driveway connecting to Homewood Avenue, and will remove the Wellesley Street East driveway from operation.

There are currently a total of 126 parking spaces, of which 46 spaces are surface parking spaces and 80 are located below grade. Of these, a total of 40 spaces are for visitors and 5 are dedicated to car-sharing. The application proposes the modification and removal of spaces above and

below grade. Resident and employee/visitor parking will be provided below-grade within the existing structure and four (4) barrier-free parking spaces will be provided at-grade. A total of 76 spaces, consisting of 56 resident spaces and 20 non-resident spaces have been proposed.

Transportation Services staff have no objection to the proposed parking and concur with the applicant's assertion that anticipated traffic will have minimal impacts on area intersections and can be acceptably accommodated on the adjacent road network.

Transportation Services also commented that a 0.86 metre wide road widening is required along Wellesley Street East and that a Surface Pedestrian Clearway Easement in the form of a 5.0 metre corner rounding is required at the Wellesley Street East and Homewood Avenue intersection.

The proposed development will provide a total of 125 bicycle parking spaces (19 short-term and 106 long-term) which meets the requirements of Zoning By-law No. 569-2013.

Loading

The proposal provides one (1) Type G loading space to be located at the rear of the building and accessed off of Homewood Avenue, which is intended to function as a shared loading space for both residential and medical office uses. Transportation Services are satisfied with the proposed loading space.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report prepared by Husson Engineering and Management. Engineering and Construction Services has reviewed the report and have deemed it to be acceptable.

Engineering and Construction Services has advised that as a condition of approval that the owner be required to pay for and construct any improvements to the municipal infrastructure in connection with the site servicing, should it be determined that upgrades are required to the infrastructure to support the development. Financial security prior to issuance of building permits is required, as applicable. This condition is recommended to be incorporated into a Section 37 Agreement.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential nature of this proposal is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first building permit.

Urban Forestry

The Arborist Report submitted in support of the application indicates that 12 trees on or adjacent to the site qualify for protection under the City's Tree Protection By-law. Of these, 2 privately-owned trees on the property are proposed to be removed with the remaining 10 trees being protected.

The removal of the 2 privately-owned trees has been deemed acceptable by Parks, Forestry and Recreation.

Rental Housing Intensification and Section 37

The Official Plan provides for the provision of Section 37 contributions. As per Official Plan Policy 5.1.1.5, Section 37 may be used, irrespective of the size of the project or the increase in height and/or density to conserve rental housing and to secure improvements to the existing rental building.

Rental tenure and any improvements and renovations to the existing building will be secured through an agreement under Section 37 of the *Planning Act*. This agreement, among other matters will stipulate that none of the existing rental units or associated parking spaces will be permitted to be registered as condominium or any other form of ownership, converted for non-rental housing purposes, or demolished during this 20 year period, from the date that any implementing by-law comes into effect.

The community benefits recommended to be provided and secured in the Section 37 Agreement are as follows:

1. Provide a letter of credit for 120% of value of the improvements listed in Condition 7(a) below, to the satisfaction of the Chief Planner or his designate;
2. Design and provide financial securities for, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services, should it be determined that improvements or upgrades are required to support the development, according to the Functional Servicing Report, Stormwater Management Report, and Hydrogeological Study, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services;
3. The By-laws and Section 37 Agreement shall require the owner at no cost to the City to design, financially secure, construct and make operational, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive

Director, Engineering and Construction Services, the General Manager, Transportation Services and the City Solicitor;

4. The By-laws and the Section 37 Agreement shall require that prior to the issuance of any above-grade building permit for all or any part of the site, including for clarity, any conditional above-grade building permit, the owner shall construct, complete and make operational any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services and the City Solicitor;
5. Before introducing the necessary Bills to City Council for enactment, City Council seek confirmation from the City Solicitor that the implementation of the Functional Servicing Report, Stormwater Management Report and Hydrogeological Report accepted by the Executive Director, Engineering and Construction Services and the General Manager, Transportation Services either does not require changes to the proposed amending by-laws or any such required changes have been made to the proposed amending by-laws to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Chief Engineer and Executive Director, Engineering and Construction Services;
6. The Community Benefits recommended to be secured in the Section 37 Agreement to conserve rental housing in accordance with the provisions of the Official Plan are as follows:
 - a. The owner of the existing 116 unit residential rental building, known as 155 Wellesley Street East, shall agree to secure the tenure of 113 existing units in the existing rental building as rental housing, with no applications for demolition or conversion of the maintained rental units to a non-rental purpose for a period of 20 years commencing from the date of the approval of the amending by-laws.
7. The following improvements and amenities will also be secured as community benefits in the Section 37 agreement with no cost pass-through to residents of the existing building, all to the satisfaction of the Chief Planner or his designate.
 - a. The owner, prior to the first above-grade building permit (including any conditional permit), will provide the following improvements for the use and enjoyment of all residents of the rental building at 155 Wellesley Street East in conformity with required Site Plan Approval to the satisfaction of the Chief Planner or his designate to the:
 - i. New outdoor amenity space of 100.8 square metres, in the form of a furnished patio, located in the southwest corner of the site;
 - ii. New indoor amenity space of 59 square metres in the form of a gymnasium located on the lower level of the existing building, adjacent to the existing laundry room;

- iii. New long-term bicycle storage for tenants of the existing building in the underground parking area.
 - iv. New short-term bicycle racks located near the residential and retail entrances.
 - v. Refurbishment of the existing bicycle storage room located adjacent to the basement vehicle entrance.
 - vi. Improvements to the building entrances and lobby including the introduction of indoor lobby seating.
- b. Prior to the first above-grade building permit (including any conditional permit), obtain Final Site Plan Approval for the building at 155 Wellesley Street East.
 - c. Prior to the introduction of the first non-residential use on the site, provide outdoor amenity space of no less than 100.8 square metres in conformity with a site plan to the satisfaction of the Chief Planner or his designate.
 - d. Provide and maintain all improvements referred to in Conditions 10(a) and 10(c) above for the use and enjoyment of all residents of the rental building at 155 Wellesley Street East with furnishings and finishes appropriate to their use.
 - e. Ensure that the improvements in Conditions 10(a) and 10(c) above will continue to be used for such purposes without the loss of existing rental units or related services or facilities in a location agreeable to the Chief Planner or his Designate, with the provision of the attached zoning by-laws, with no application to be made by the owner or any subsequent owner to amend provisions of the Zoning By-laws for at least 20 years without the consent of the Chief Planner;
 - f. Provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - g. Pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, to be submitted for review and acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

Conclusion

City Planning recommends that Council approve the Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition applications subject to the recommendations provided at the beginning of this report.

The proposal for a medical clinic and retail use on the lands, while maintaining the remainder of the building as rental housing is appropriate for the site and will provide a benefit to the wider community. The proposal conforms to Official Plan policies of providing services in *Apartment*

Neighbourhoods and will make a significant addition to this part of the downtown. Rental tenure will be maintained and improvements to the existing rental building will be secured which will continue to provide for purpose built rental housing in the City.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and conforms to the City's Official Plan. The proposed development introduces an acceptable use that reinforces the existing and planned context.

CONTACT

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Jym Clark, Planner (Housing Policy)
Tel. No. (416) 392-8124
E-mail: Jym.clark@toronto.ca

SIGNATURE

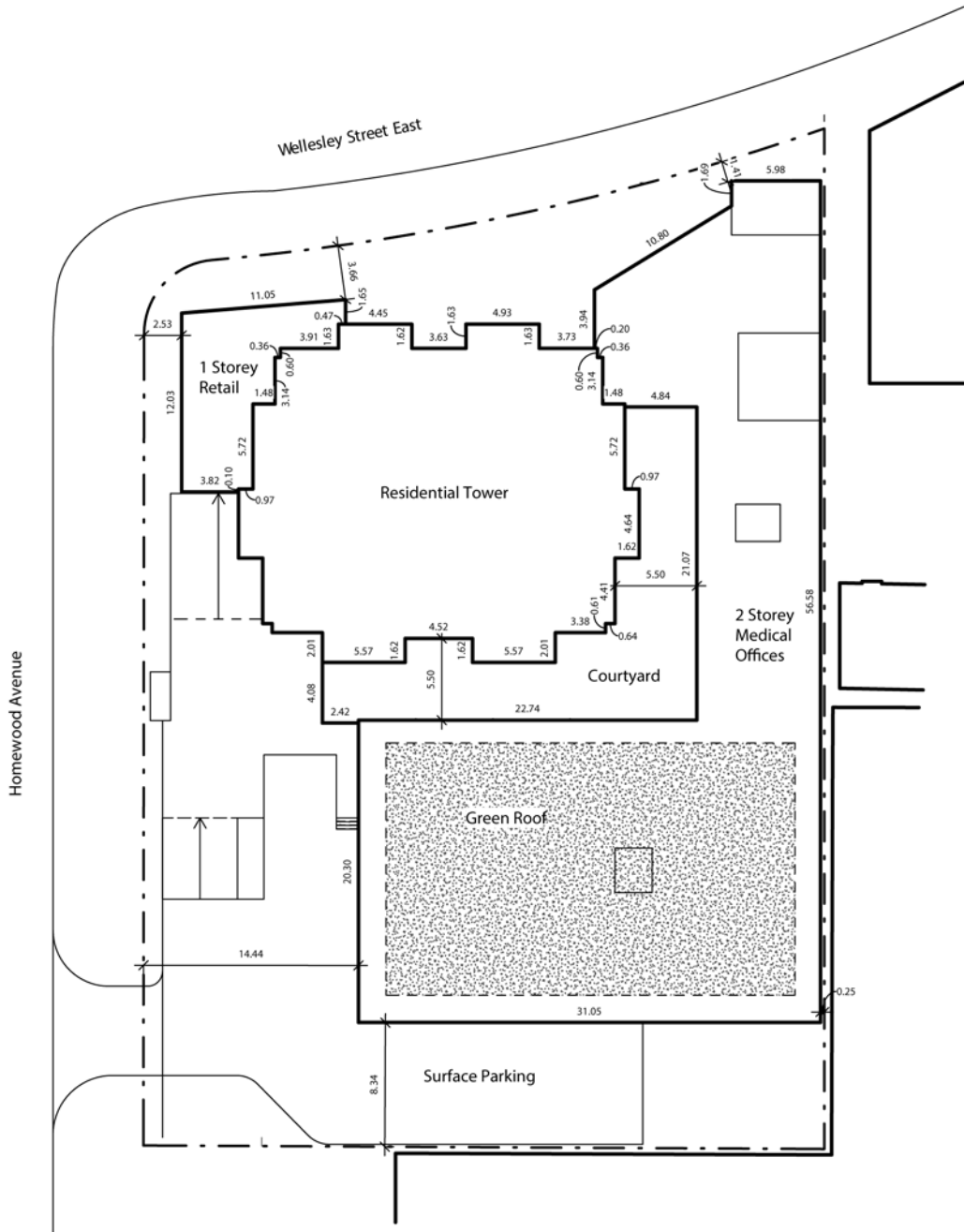
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2:	North Elevation
Attachment 3:	South Elevation
Attachment 4:	East Elevation
Attachment 5:	West Elevation
Attachment 6:	City of Toronto Official Plan
Attachment 7:	City of Toronto Zoning By-law No. 569-2013
Attachment 8:	Draft Official Plan Amendment
Attachment 9:	Draft Zoning By-law Amendment to Zoning By-law No. 438-86
Attachment 10:	Draft Zoning By-law Amendment to Zoning By-law No. 569-2013
Attachment 11:	Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

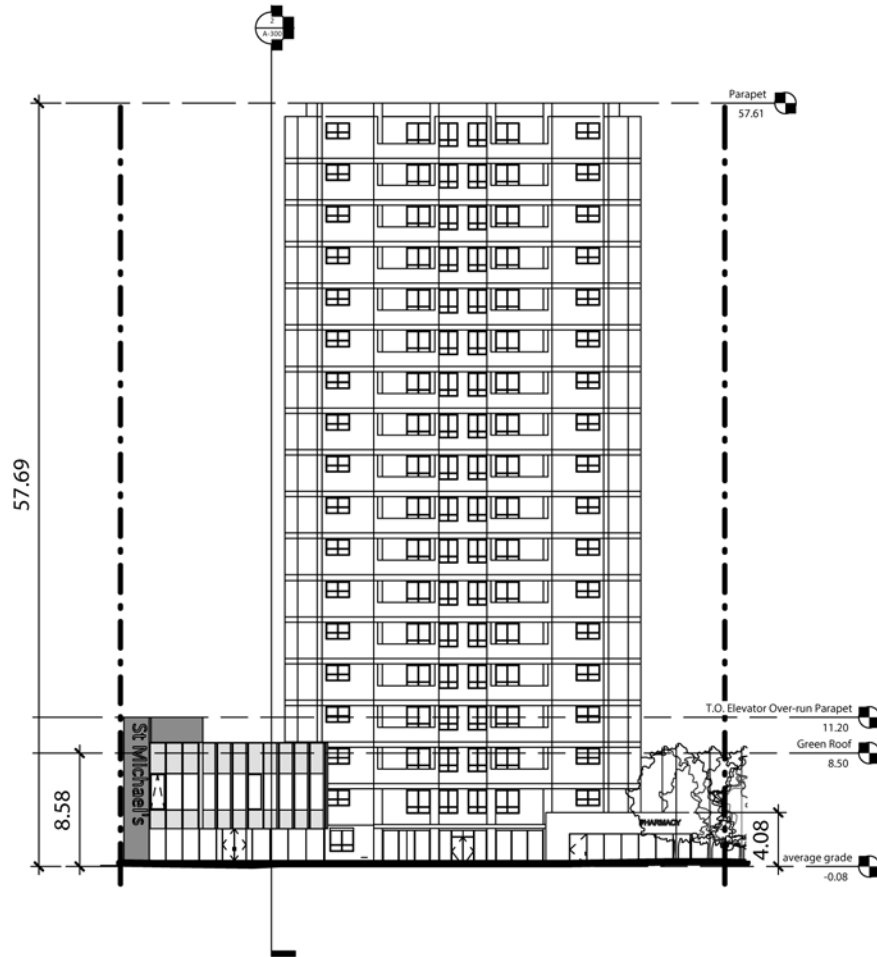
Not to Scale
04/09/2018



155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 2: North Elevation



North Elevation

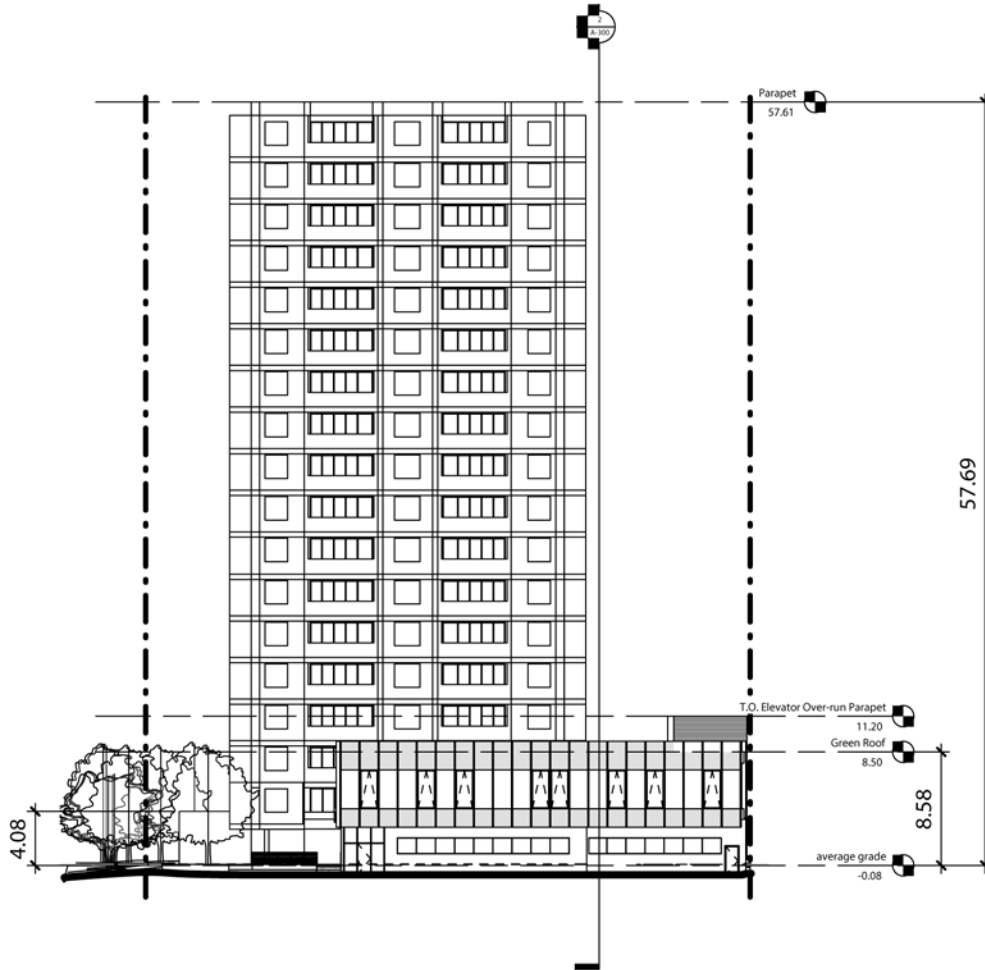
Applicant's Submitted Drawing

Not to Scale
04/09/2018

155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 3: South Elevation



South Elevation

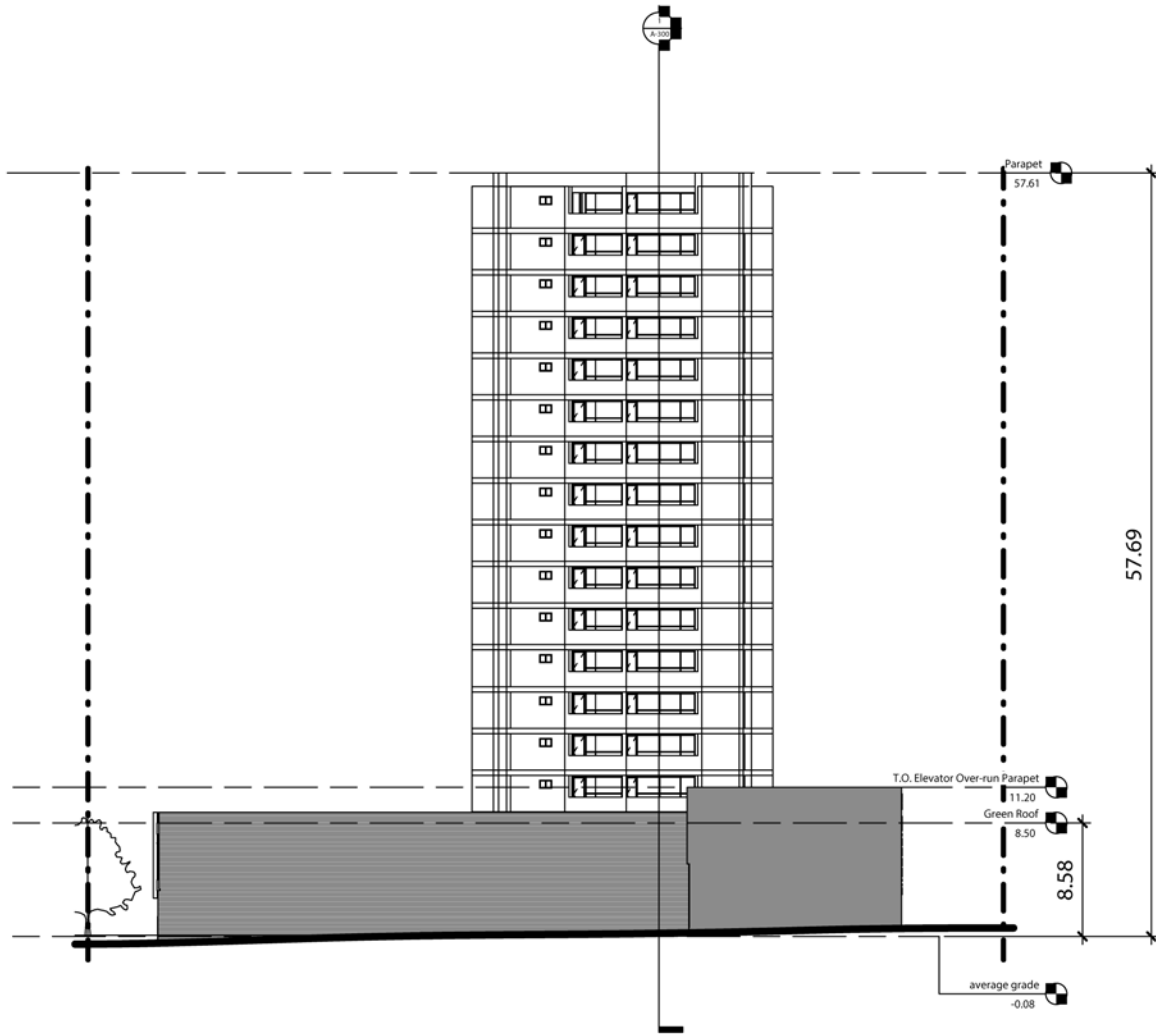
Applicant's Submitted Drawing

Not to Scale
04/09/2018

155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 4: East Elevation



East Elevation

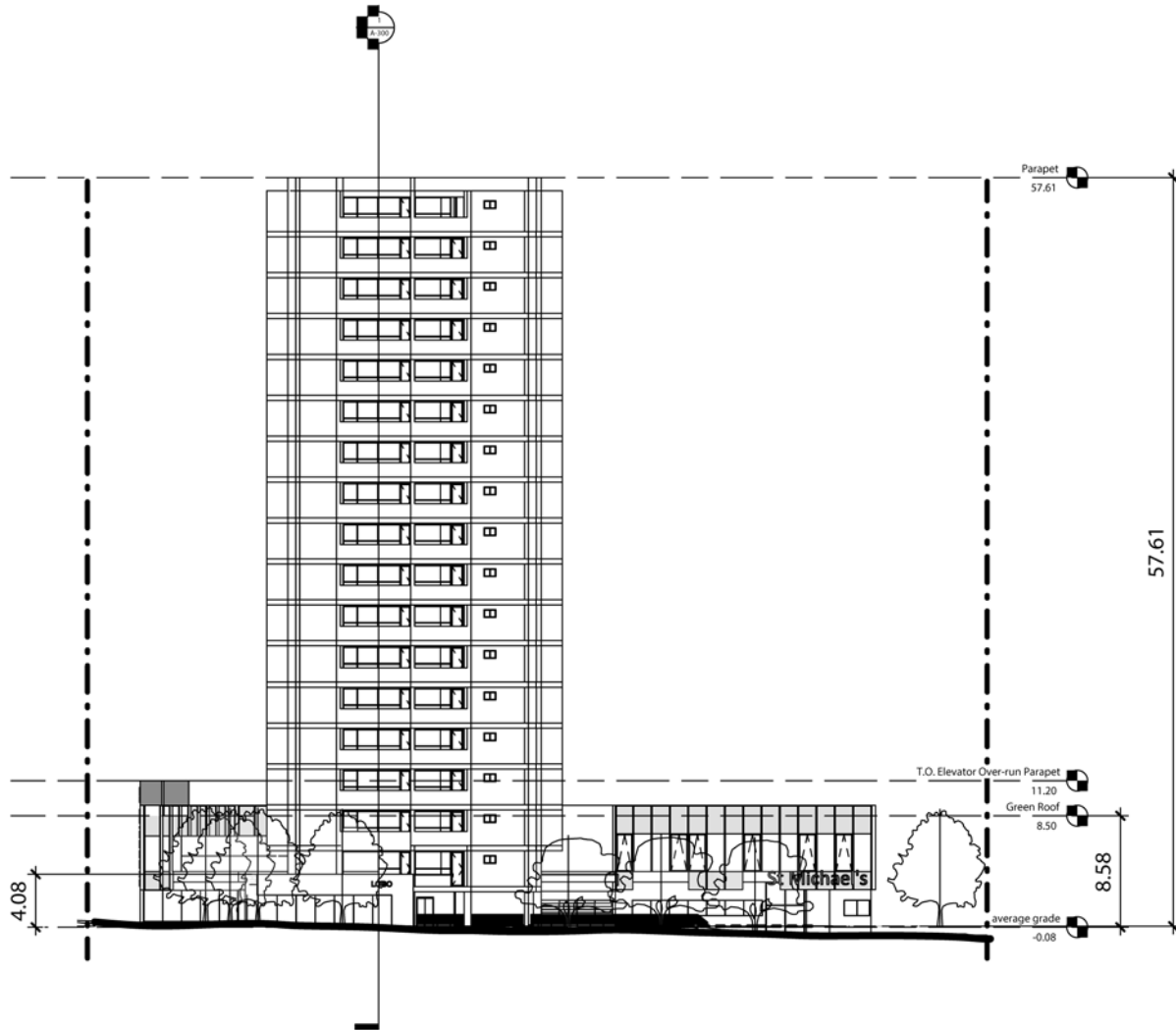
Applicant's Submitted Drawing

Not to Scale
04/09/2018

155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 5: West Elevation



West Elevation

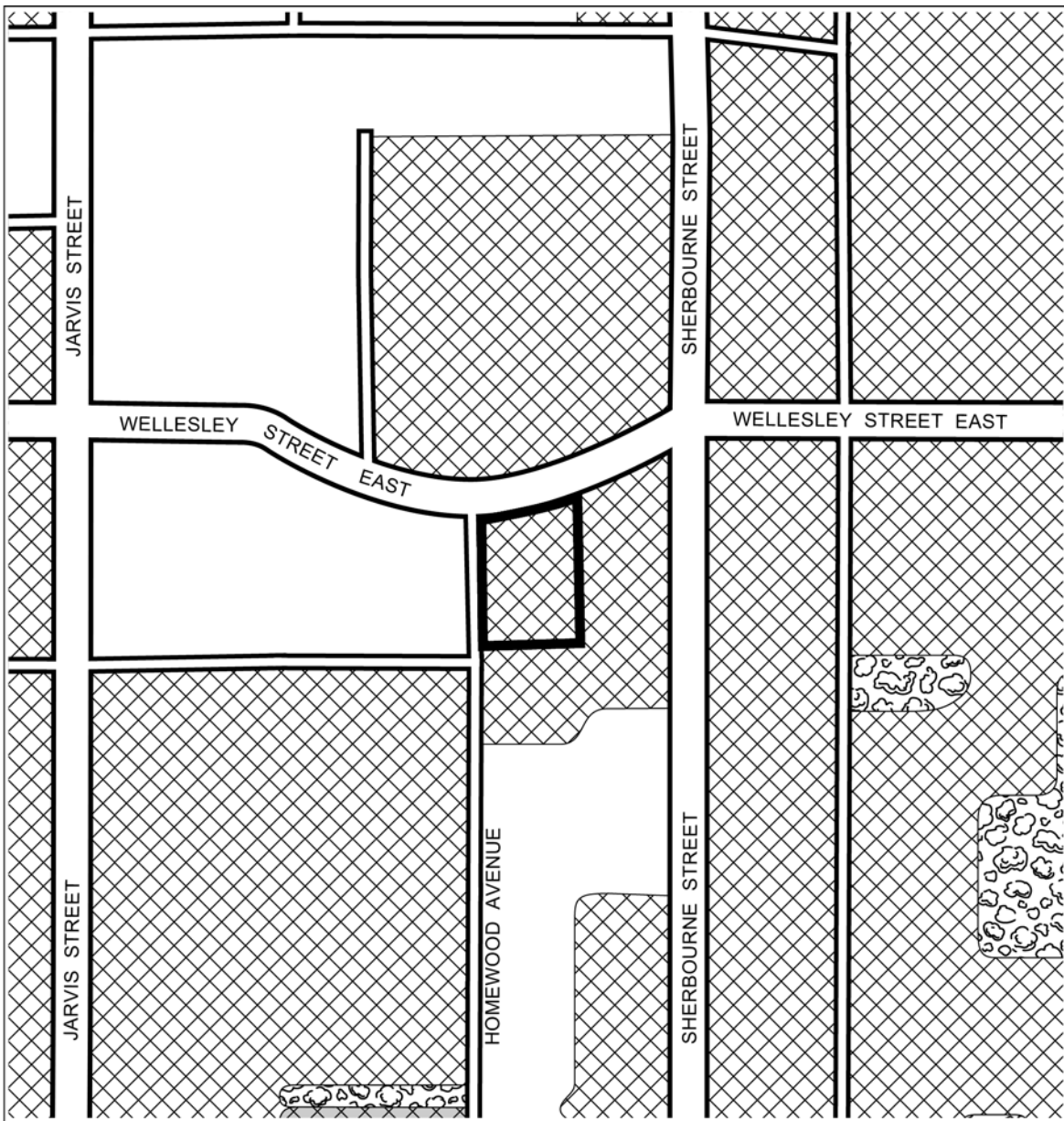
Applicant's Submitted Drawing

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04/09/2018

155 Wellesley Street East

File # 17_241044_STE 27 OZ

Attachment 6: City of Toronto Official Plan



155 Wellesley Street East

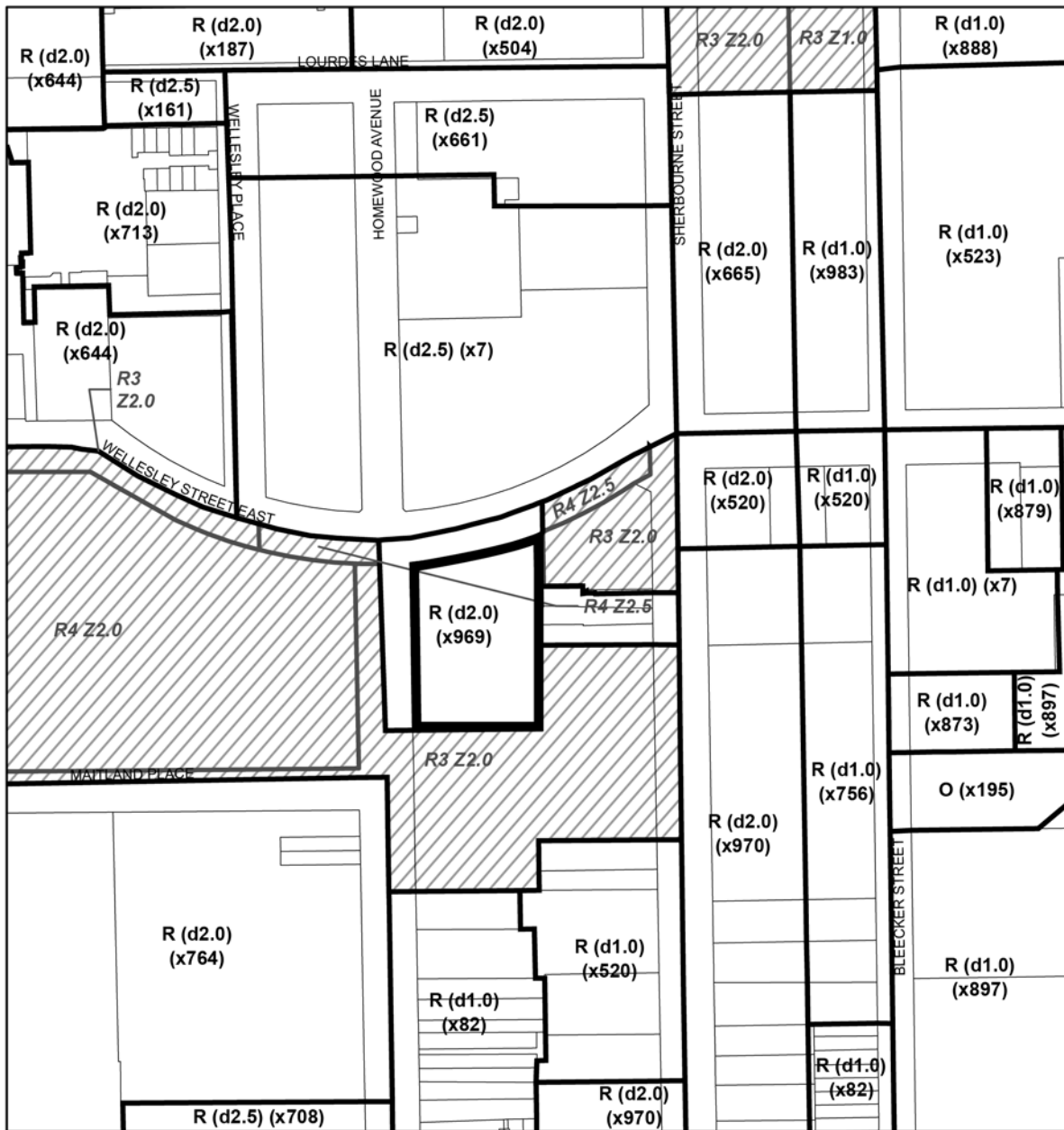
Official Plan

File # 17 241044 STE 27 02



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11/29/2017

Attachment 7: City of Toronto Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

155 Wellesley Street East

File # 17 241044 STE 27 OZ



Location of Application

R Residential O Open Space



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

R3 Residential District
R4 Residential District



Not to Scale
Extracted: 11/29/2017

Attachment 8: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2018

Enacted by Council: ~, 2018

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2018

To adopt Amendment 407 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 155 Wellesley Street East

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 407 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on _____, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 407 TO THE OFFICIAL PLAN

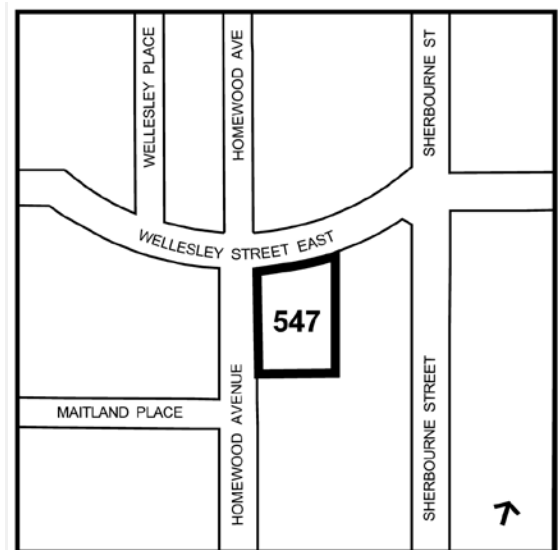
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS
155 WELLESLEY STREET EAST**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 547 for the lands known municipally in 2018 as 155 Wellesley Street East, as follows:

547. 155 Wellesley Street East

A medical office facility and retail use with a maximum non-residential gross floor area of 2,500 square metres is permitted.



2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2018 as 155 Wellesley Street East shown on the map above as Site and Area Specific Policy No. 547.

Attachment 9: Draft Zoning By-law Amendment to Zoning By-law No. 438-86

To be provided prior to the May 2, 2018 Community Council Meeting

Attachment 10: Draft Zoning By-law Amendment to Zoning By-law No. 569-2013

To be provided prior to the May 2, 2018 Community Council Meeting

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 241044 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 29, 2017
Municipal Address:	155 WELLESLEY ST E		
Location Description:	PLAN D30 LOTS 104 TO 106 **GRID S2710		
Project Description:	Official Plan and Zoning By-law amendment for a two storey addition to the existing 18 storey residential apartment building to accomodate a community health service and pharmacy component.		

Applicant:

Bousfields Inc.
3 Church Street, Suite #200
Toronto, Ontario M5E 1M2

Owner:

Starlight Investments Ltd.
1400 - 3280 Bloor Street West
Toronto, Ontario M8X 2X3

Architect:

Daniel Johnson Architect Inc.
25 Isabella Street
Toronto, Ontario M4Y 1M7

PLANNING CONTROLS

Official Plan Designation:	<i>Apartment Neighbourhoods</i>	Site Specific Provision:	Y (By-law No. 22751)
Zoning:	R(d2.0) (x969)	Historical Status:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2907	Height:	Storeys:	2	
Frontage (m):	46.3		Metres:	7.4	
Depth (m):	63.2				
Total Ground Floor Area (sq. m):	1608				Total
Total Residential GFA (sq. m):	7,495.86		Parking Spaces:	76	
Total Non-Residential GFA (sq. m):	2,394.02		Loading Docks	1	
Total GFA (sq. m):	9,889.88				
Lot Coverage Ratio (%):	55.3				
Floor Space Index:	3.42				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0 (0%)
Studio:	16 (14.2%)
1 Bedroom:	80 (70.8%)
2 Bedroom:	16 (14.2%)
3 + Bedroom:	1 (0.8%)
Total Units:	113

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7447	7447	0
Retail GFA (sq. m):	155.2	155.2	0
Office GFA (sq. m):	2214	2214	27
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:

PLANNER NAME: Jason Brander, Planner
TELEPHONE: (416) 338-2577
E-MAIL: Jason.brander@toronto.ca