

## **64-66 Wellesley Street East and 552-570 Church Street – Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: January 31, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

**Planning Application Number:** 21 235897 STE 13 OZ

**Related Applications:** 21 235906 STE 13 RH

Heritage Buildings on Site: 64 Wellesley Street East is designated under Part IV of the Ontario Heritage Act (By-law 659-2020)

**Current Uses on Site:** 2- to 4-storey mixed-use buildings with retail at grade and six rental dwelling units above and a 5-storey apartment building comprised of 59 rental dwelling units

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-Law Amendment and Rental Housing Demolition applications for 64-66 Wellesley Street East and 552-570 Church Street. The applications propose to amend the Official Plan and Zoning By-law and demolish 65 rental dwelling units to permit the redevelopment of the site with 7- and 28-storey mixed-use buildings. The proposal includes a total of 369 dwelling units, of which 76 are rental units (65 rental replacement), and 884 square metres of retail space. Portions of the façade of the existing apartment building at 64 Wellesley Street East are proposed to be retained in situ or reconstructed.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor. Staff note that the application is not supportable in its current form.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 64-66 Wellesley Street East and 552-570 Church Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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On December 5, 2017 City Council refused an application to amend the Official Plan and Zoning By-law for the properties at 66 Wellesley Street East and 552-570 Church Street and the abutting public lane. This application proposed a 43-storey mixed use building containing 430 dwelling units. Staff recommended the application be refused, in part, due to non-conformity with the angular plane requirements for the Church Street Village Character Area in SASP 382 and the new net shadow impacts on Barbara Hall Park. The City Council decision can be found here:

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

On November 30, 2017, the applicant appealed Council's refusal of an Official Plan and Zoning By-law Amendment application for a 43-storey (162 metres including mechanical penthouse) mixed-use building at 66 Wellesley Street East, 552-570 Church Street and a City-owned public lane to the Local Planning Appeal Tribunal (LPAT).

On February 16, 2018, the applicant submitted a revised proposal which involved the expansion of the site to include the property at 64 Wellesley Street East. On May 22, 2018, City Council directed staff to continue to oppose the applicant's appeal respecting revised application at the LPAT. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.19>

Following a two-week hearing in December 2020, the LPAT issued a decision on June 8, 2021 that dismissed the applicant's appeals and declined to amend the Official Plan and Zoning By-laws. The LPAT decision can be found here:

<https://www.omb.gov.on.ca/e-decisions/pl171453-Jun-08-2021.pdf>

On November 9, 2021, a new Official Plan Amendment and Zoning By-law Amendment application (21 235897 STE 13 OZ) and a new Rental Housing Demolition application (21 235906 STE 13 RH) were submitted by the applicant for 64-66 Wellesley Street East and 552-570 Church Street 7- and 28-storey mixed-use buildings.

## **THE APPLICATION**

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Complete Application Submission Date: January 7, 2022

### **Description**

The applications propose to amend the Official Plan and Zoning By-law and demolish 65 rental dwelling units at 64-66 Wellesley Street East and 552-570 Church Street to permit the redevelopment of the lands with two mixed-use buildings consisting of a 7-storey mid-rise building fronting on Church Street and a 28-storey building fronting on Wellesley Street East.

The mid-rise component of the proposal includes 683 square metres of retail space at the ground floor and 4,527 square metres of residential gross floor area from the 2nd to 7th storeys, resulting in a total of 5,210 square metres of gross floor area (FSI of 1.78). The proposed mid-rise building would be comprised of 76 residential units, all of which would be designated replacement rental units, including 72 one-bedroom units (94.7%) and four (4) two-bedroom units (5.3%).

The high-rise component of the proposal includes 201 square metres of retail space at the ground floor and 21,489 square metres of residential gross floor area from the 2nd to 28th storeys, resulting in a total of 21,690 square metres of gross floor area (FSI of 7.4). A total of 293 dwelling units, comprised of 163 one-bedroom units (55.6%), 86 two-bedroom units (29.4%), and 44 three-bedroom units (15%), are proposed within this component of the development.

A total of 90 vehicle parking spaces (68 resident spaces and 22 visitor spaces) are proposed within a two-level underground garage. One Type 'G' loading space is provided at the ground level. A total of 374 bicycle parking spaces (336 long-term spaces and 38 short-term spaces) would be provided on the ground and P1 levels. Site access is proposed from the existing public lane (Dapper Lane) that extends north from Wellesley Street East, which is proposed to be retained and widened to serve the development.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 2 and 3 of this report for three dimensional representations of the project in context and Attachment 6 for the Application Data Sheet.

### **Reasons for the Application**

An Official Plan Amendment Application has been submitted to redesignate the property at 64 Wellesley Street East from Apartment Neighbourhoods to Mixed Use Areas, redesignate the entire site to Mixed Use Areas 1 in the Downtown Plan, and create a new Site and Area Specific Policy within SASP 382 to permit a tall building within the Wellesley Wood Character Area and to modify Policies 5.7.2 and 5.7.3 of SASP 382 to permit balcony railings to project above the required angular plane and permit shadowing on Barbara Hall Park.

A Zoning By-law Amendment Application has been submitted to amend City-wide Zoning By-law 569-2013 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 has been submitted to demolish the 65 existing rental dwelling units on the lands.

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **POLICY CONSIDERATIONS**

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### **Provincial Policy Statement and Provincial Plans**

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to come into effect on May 16, 2019. Amendment 1 (2020) to the 2019 Growth Plan came into effect on August 28, 2020. The amended

Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan, builds upon the policy foundation provided by the PPS 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. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

### **Major Transit Station Areas**

The Growth Plan as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

The proposed development is within four draft MTSA boundaries (Bay, Bloor-Yonge, Wellesley and College stations) along the Yonge-University-Spadina and Bloor-Danforth subway lines as depicted in Attachment 2 to report PH22.6, which was adopted by the Planning and Housing Committee on April 22, 2021. The report is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

## **Toronto Official Plan Policies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as *Downtown and Central Waterfront* on Map 2, and is designated *Mixed Use Areas* on Map 18 of the Official Plan. See Attachment 5: Official Plan Map.

## **Downtown Plan**

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, to sustain liveability, and to ensure there is space for the economy to grow. The Plan area is generally 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.

Map 41-3-C designates the Mixed Use Areas portion of the site as Mixed Use Areas 3 - Main Street. Policy 6.28 provides that development within Mixed Use Areas 3 will be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. The assessment of proposals for mid-rise buildings will be informed by the Mid-Rise Buildings policies in section 9 of the Downtown Plan.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

### **Official Plan Amendment 183 (SASP 382) - North Downtown Yonge**

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including many area-wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled.

The site is located within the Church Street Village Character Area and the Wellesley Wood Character Area, as illustrated on Attachment 6.

### **Official Plan Amendment 352 - Downtown Tall Building Setback Area**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. 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, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal ("LPAT") following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws; however, some properties remain under site specific appeal.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

### **Official Plan Amendment 479 and 480 - Public Realm and Built Form Official Plan Policies**

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs

replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form, and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

## **Zoning By-laws**

The site is split zoned under the City of Toronto Zoning By-law 569-2013. The majority of the site (66 Wellesley Street East and 552-570 Church Street) is zoned CR 3.0 (c1.7; r3.0) SS1 (x2545) with a maximum height of 18.0 metres and a maximum permitted density of 3.0 times the area of the lot. A broad range of uses are permitted in the CR zone, including residential, office and retail.

The portion of the site at 64 Wellesley Street East is zoned Residential R (d2.5) (x878) under the City's Harmonized Zoning By-law 569-2013. This zoning designation permits a variety of residential uses, with a maximum height of 12.0 metres and a maximum floor space index of 2.5 times the area of the lot. Site specific provisions under the Former City of Toronto Zoning By-law 438-86 also apply, including front and side yard setbacks from Church Street and angular plane setbacks.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the *City of Toronto Act, 2006* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control Bylaw, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike Planning Act applications, decisions by City Council under Chapter 667 are not appealable to the Ontario Land Tribunal (OLT).



Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties.

Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act.

The proposal requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit. On November 9, 2021, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish 65 rental dwelling units on the site. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- North Downtown Yonge Urban Design Guidelines;
- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, staff note that the application is not supportable in its current form. The following preliminary issues have been identified and must be resolved:

## **Provincial Policies and Plans Consistency/Conformity**

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

## **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the Downtown Plan and the North Downtown Yonge SASP.

## **Built Form, Planned and Built Context**

Staff will evaluate the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the *Planning Act*; the PPS; the Growth Plan; the City's Official Plan policies; OPA 352; the Downtown Plan (OPA 406); the North Downtown Yonge SASP (OPA 183), and the City's Design Guidelines and identify necessary changes to arrive at a proposal supportable by staff.

The following preliminary issues have been identified:

- Whether the proposed building height of 28-storeys (plus mechanical penthouse) fits within the existing and planned context of this *Apartment Neighbourhood*;
- The appropriateness of the proposed massing, stepbacks and setbacks; and
- The appropriateness of the proposed built form in relation to the on site heritage building.

Staff will continue to assess:

- The shadow, wind and privacy impacts of the proposed building;
- The adequacy of the location and amount of proposed indoor and outdoor amenity space.

## **Public Realm**

Staff will continue to review the proposed built form in relation to the public realm including:

- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design along Wellesley Street East and Church Street;
- The potential for inclusion of a 'Gateway Element' at the Wellesley Street East and Church Street intersection; and
- Pedestrian level wind conditions along the Wellesley Street East and Church Street frontages.

## Rental Housing Issues

According to the Housing Issues Report submitted with the application, the subject lands contain 65 rental dwelling units with the following unit mix and rent classifications:

Rent Classification	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
Affordable	36	14	0	0	50
Mid-range	15	0	0	0	15
High-end	0	0	0	0	0
Total	51	14	0	0	65

The applicant is proposing to replace the 51 existing studio rental units and 14 existing one-bedroom rental units with 72 designated one-bedroom replacement rental units and four (4) designated two-bedroom replacement rental units. All of the replacement rental units are located on the second through sixth floors of the seven-storey building proposed on the eastern portion of the site. The total GFA of the proposed 72 replacement rental units is 42,140 square metres, which exceeds the total GFA of the existing 65 rental units, although the nine largest replacement rental units are significantly smaller than the nine largest rental units that are proposed to be demolished. In addition, the architectural plans submitted with the application do not provide detailed unit layouts/floor plans for the proposed replacement rental units.

As this application progresses, the applicant will be required to:

- Ensure the replacement rental units have the same or larger bedroom types and are the same size as, or are larger in size than, the existing rental units proposed to be demolished, in conformity with Policy 3.2.1.6 of the Official Plan;
- Submit detailed unit layouts/floor plans for the proposed replacement rental units;
- Organize a site visit with City Planning staff to confirm existing conditions;
- Develop and finalize an acceptable Tenant Relocation and Assistance Plan; and
- Coordinate with City Planning staff to organize a tenant consultation meeting to review the proposal, the proposed replacement rental unit floor plans, and the proposed Tenant Relocation and Assistance Plan with existing residents.

Should the applications be approved in some form, the replacement rental units, the rents for the replacement units, and the Tenant Relocation and Assistance Plan will need to be secured through one or more agreements with the City, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the City Solicitor and Chief Planner.

### **Residential Unit Mix and Sizes**

Policy 11.1 of the Downtown Plan states that, in order to achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 80 new residential units will include:

- a minimum of 15% of the total number of units as two-bedroom units;
- a minimum of 10% of the total number of units as three-bedroom units; and
- an additional 15% of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines build upon the unit mix requirements of the Downtown Plan and provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large units (10% of the units should be three-bedroom units and 15% of the units should be two-bedroom units).

Guideline 3.0 states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The applicant is proposing to provide 86 (29.4%) of the 293 net new residential units (non-designated replacement rental units) as two-bedroom units and 44 (15.0%) of the net new residential units as three-bedroom units, which satisfies the requirements of Policy 11.1 of the Downtown Plan and the unit mix objectives of Guideline 2.1 of the Growing Up guidelines. However, only 17 of the proposed net new two-bedroom units (representing 5.8% of all net new residential units) approximate or are larger than 87 square metres in size ( $\geq 81.5$  square metres) and only two of the proposed three-bedroom units (representing 0.7% of all net new residential units) approximate or are larger than 100 square metres in size ( $\geq 94.5$  square metres), which do not adequately satisfy the unit size objectives of Guideline 3.0.

As the applications progress, the applicant will be asked to reduce the number of studio and one-bedroom units within the proposed 28-storey building to provide 10% of all net new residential units as three-bedroom units with an area of at least 100 square metres and 15% of all net new residential units as two-bedroom units with an area of at least 87 square metres. Such revisions would permit the applicant to accommodate a broader range of households, including families with children, within the proposed development.

### **Affordable Housing**

Affordable housing and smart urban growth are strategic priorities for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

City Planning staff will engage in discussions with the applicant, the Ward Councillor, and other City divisions to evaluate potential opportunities for the provision of affordable housing.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan.

### **Heritage Impact & Conservation**

The existing building at 64 Wellesley Street East is designated under Part IV of the *Ontario Heritage Act* (By-law 659-2020).

A Heritage Impact Assessment was submitted with the application. Staff will review the Heritage Impact Assessment and the proposal to determine whether the proposed development complies with relevant in-force policies.

### **Community Services and Facilities**

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future resident and worker population.

The applicant has submitted a CS and F review in support of the application. Staff continue to evaluate the impact of the proposed development and local development activity on community services and facilities.

## **Infrastructure/Servicing Capacity**

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Functional Servicing and Stormwater Management Report; Geotechnical Investigation; Hydrogeological Investigation; Hydrological Review Summary; and Transportation Impact Study.

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

## **Toronto Green Standard**

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy was presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

Applications for zoning by-law amendments, draft plans of subdivision and site plan control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

### **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density would be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff intend to apply Section 37 provisions of the Planning Act should the proposal be approved in some form.

### **Other Matters**

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments, and the community consultation process.

### **Next Steps**

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York

Community Council meeting which will serve as the Statutory Public Meeting as required by the *Planning Act*, before being considered by City Council for a decision.

## **CONTACT**

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## **SIGNATURE**

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



## **ATTACHMENTS**

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context - Northwest View

Attachment 3: 3D Model of Proposal in Context - Southeast View

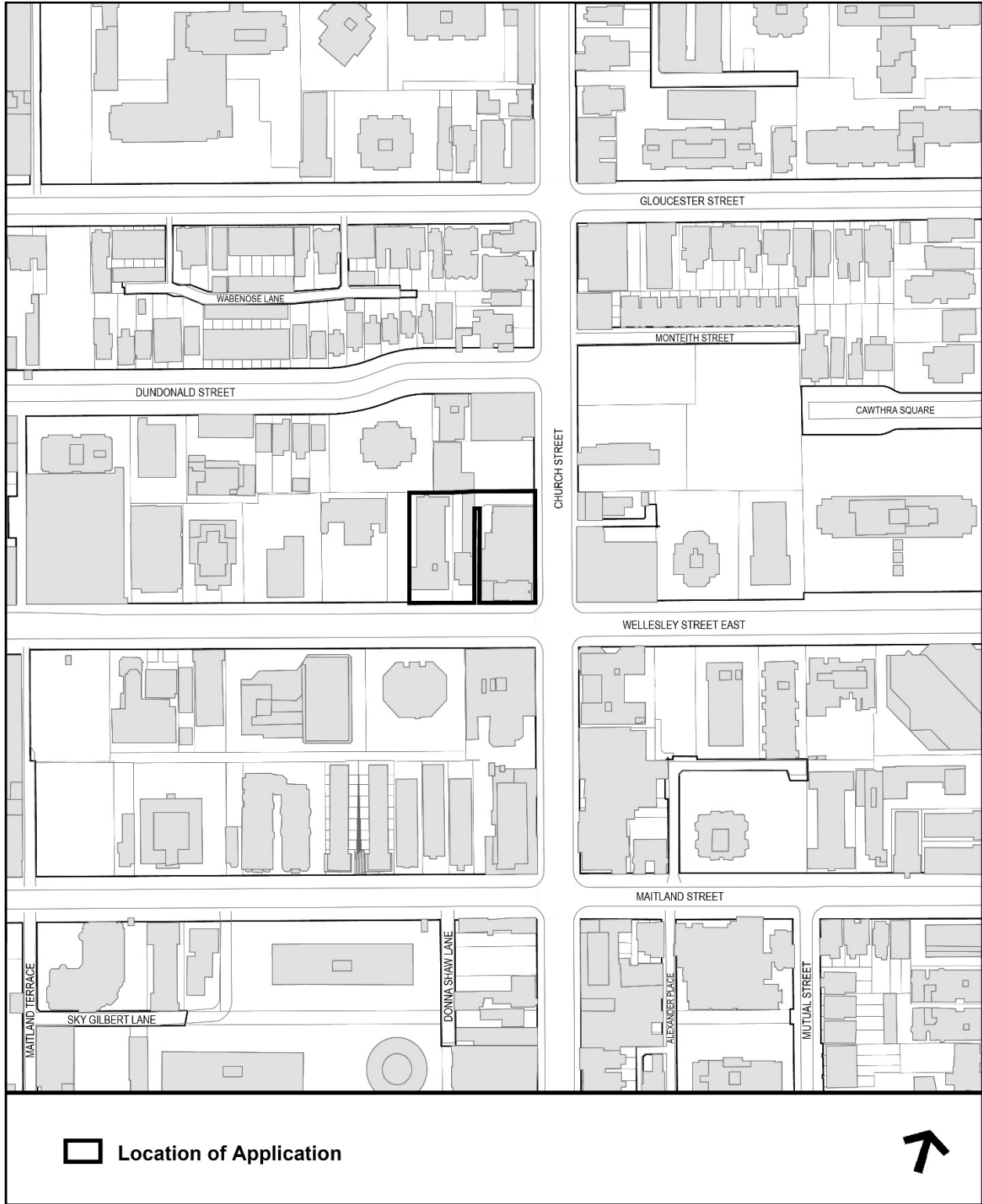
Attachment 4: Site Plan

Attachment 5: Official Plan Map

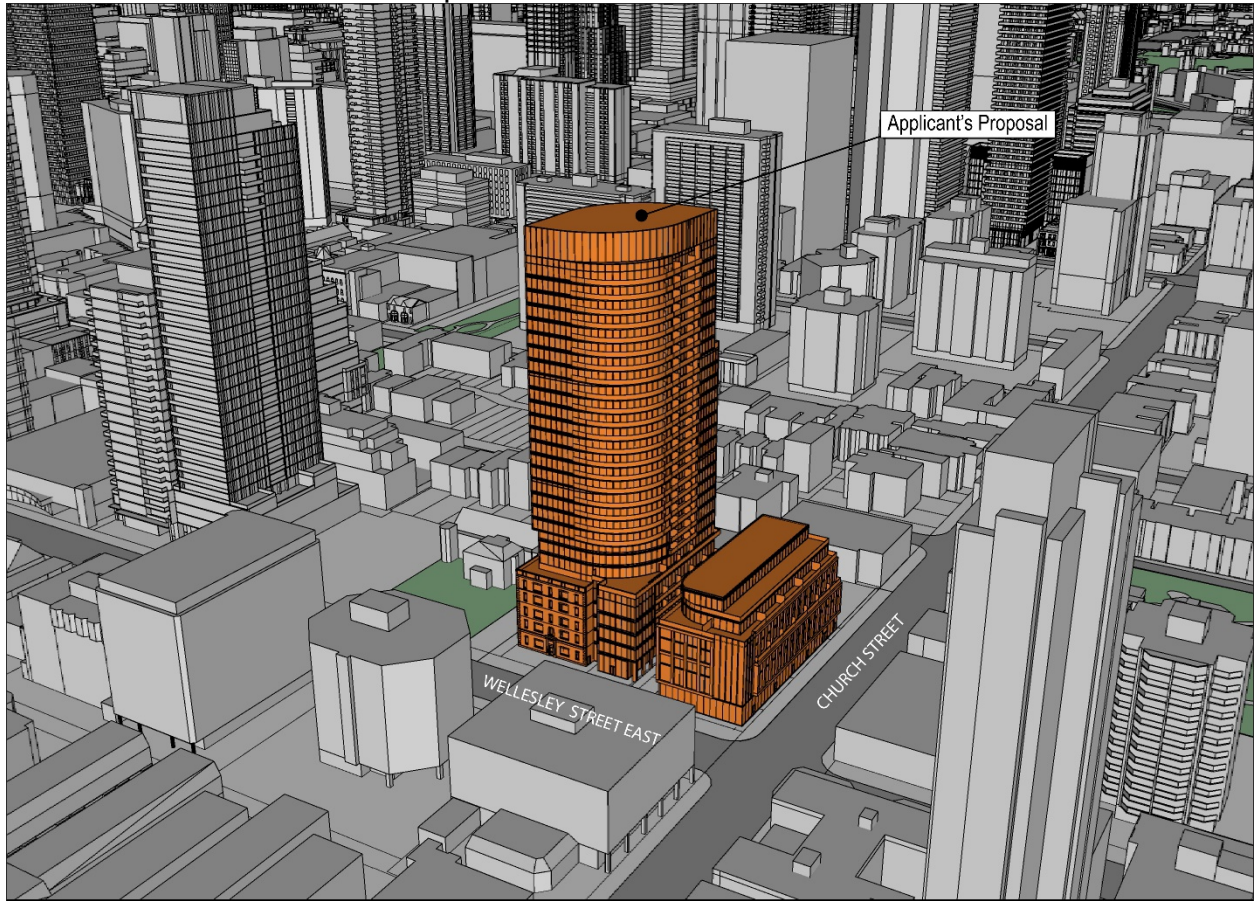
Attachment 6: SASP 382 Character Area Map

Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Northwest View

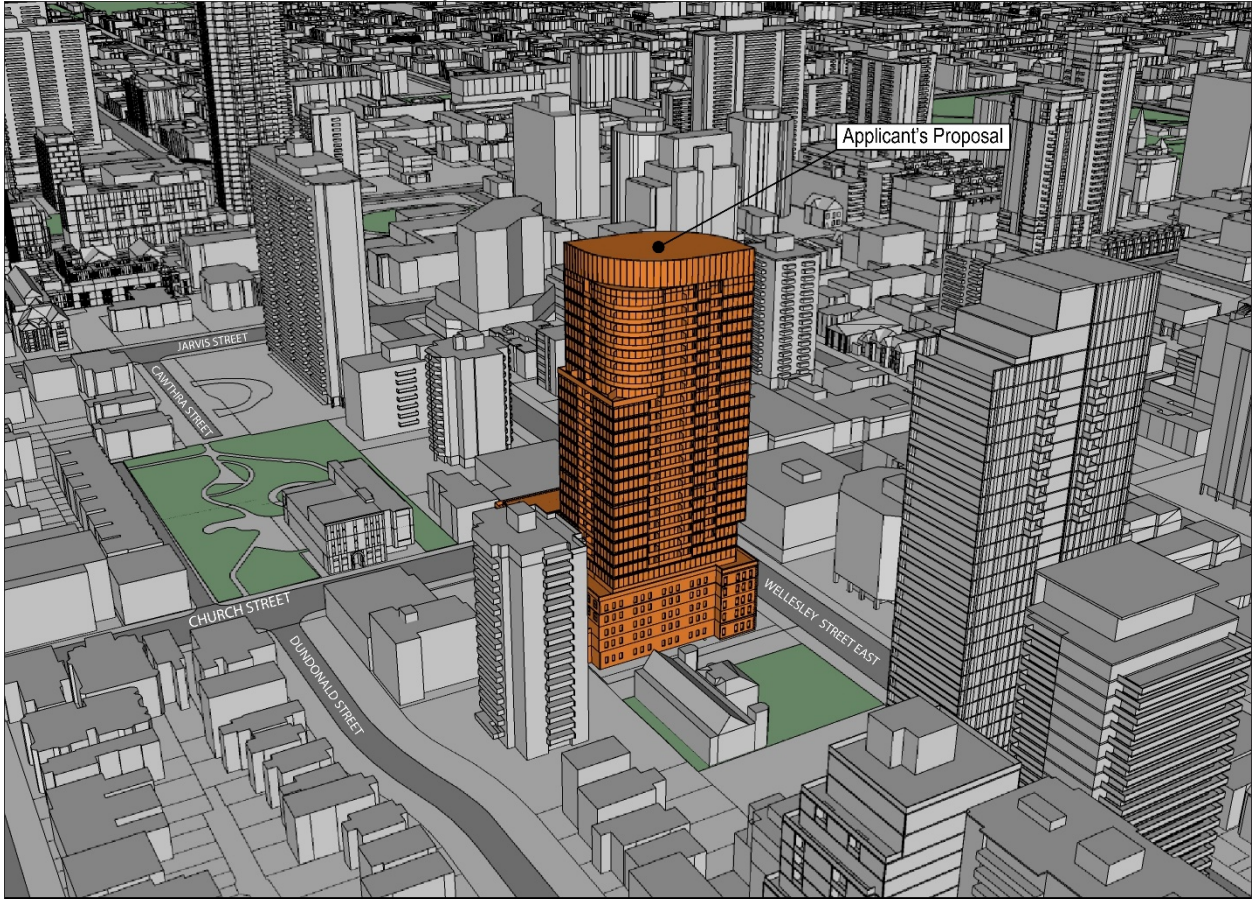


View of Applicant's Proposal Looking Northwest



01/12/2022

Attachment 3: 3D Model of Proposal in Context - Southeast View

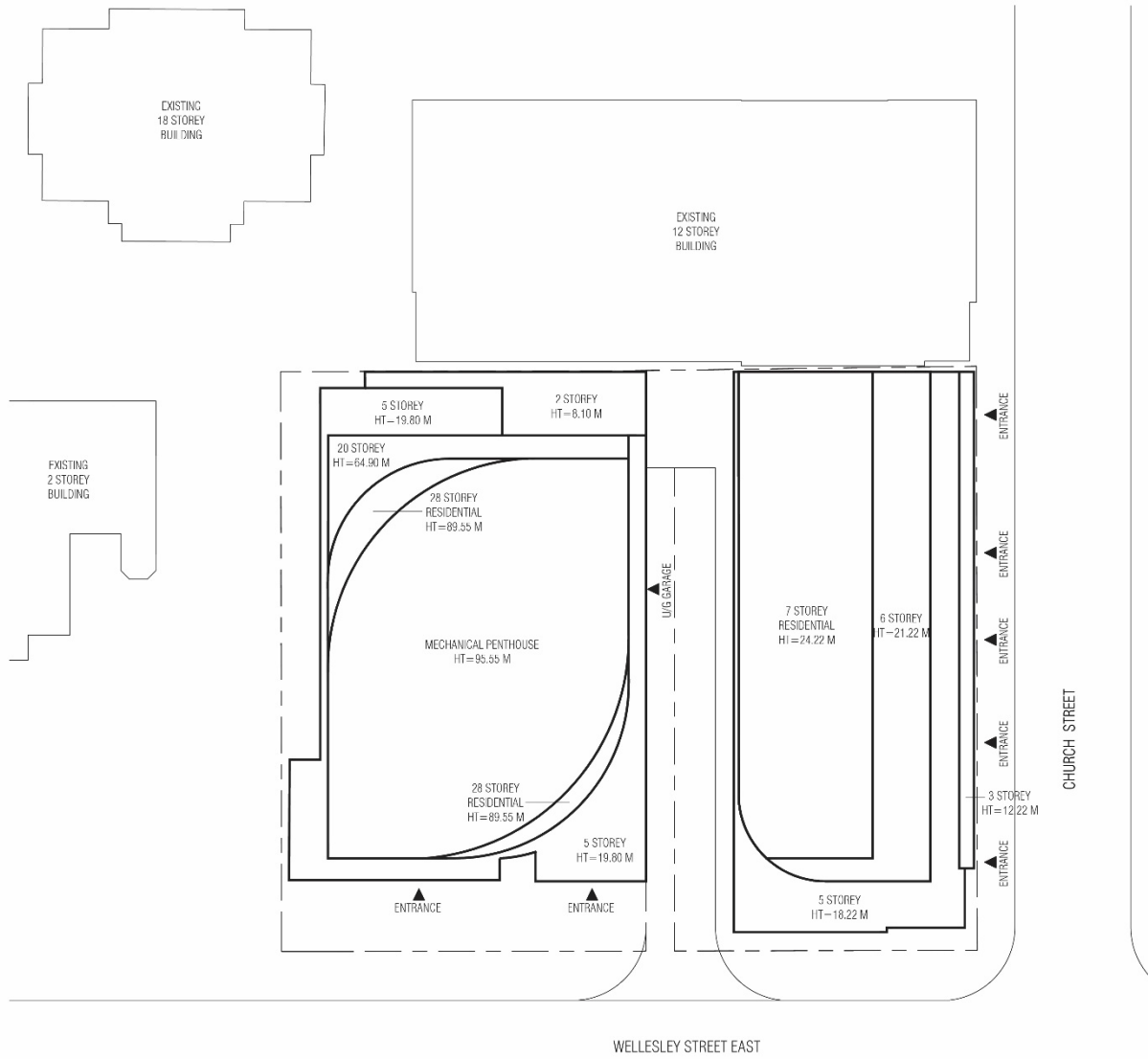


View of Applicant's Proposal Looking Southeast



01/12/2022

Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #18

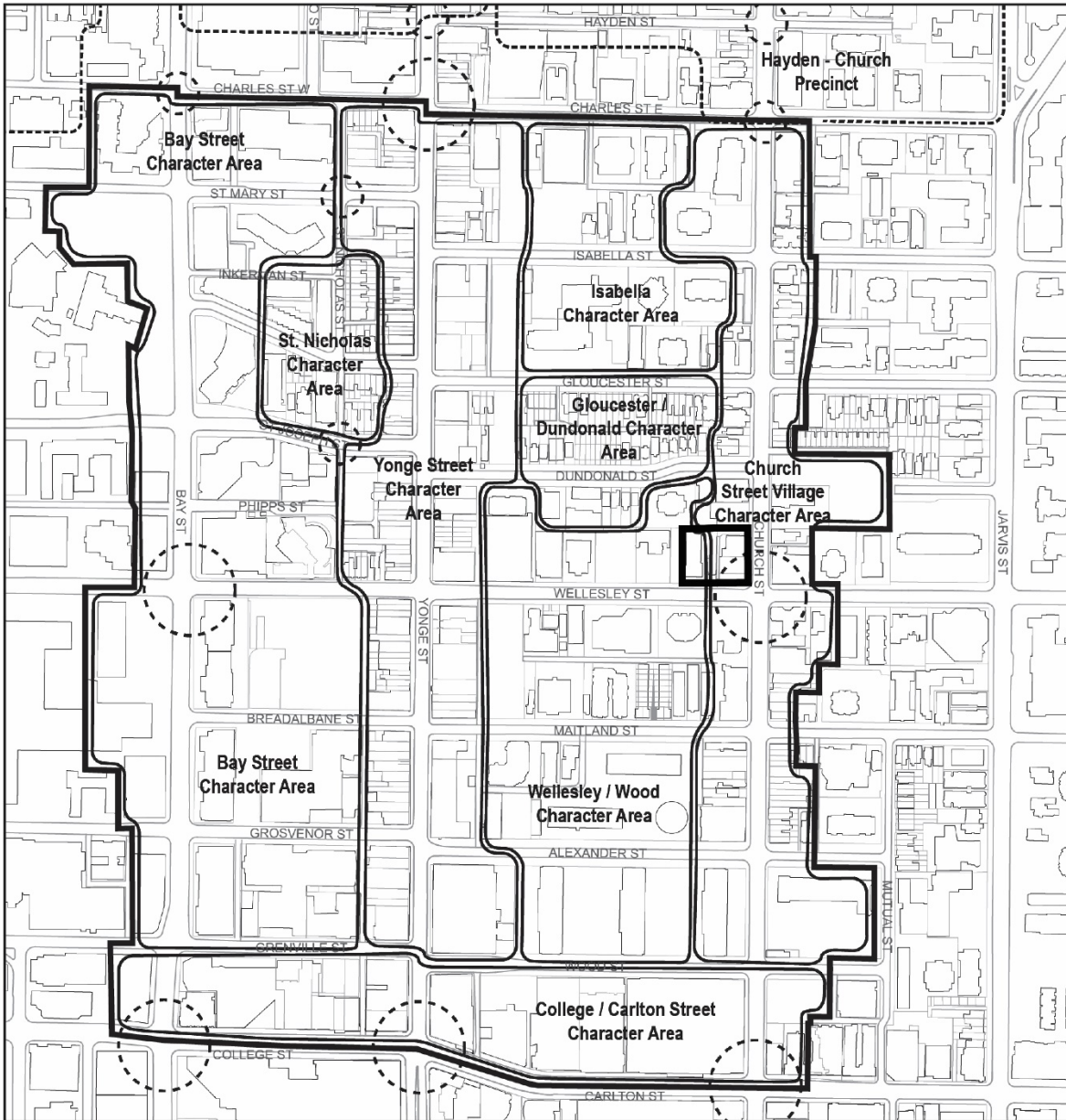
64-66 Wellesley Street East & 552-570 Church Street

File # 21 235897 STE 13 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks

Not to Scale
   
 Extracted: 11/15/2021

Attachment 6: SASP 382 Character Area Map



Official Plan Amendment #183  
Map 1. Character Areas

64-66 Wellesley Street East  
& 552-570 Church Street  
File # 21 235897 STE 13 0Z

 Location of Application

 Character Areas

 Area-Wide Gateway

 Sub-Area Gateway



Not to Scale  
01/20/2022

Attachment 7: Application Data Sheet

Municipal Address: 66 WELLESLEY ST E Date Received: November 9, 2021  
 Application Number: 21 235897 STE 13 OZ  
 Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law amendment for 28-storey and 7-storey mixed-use buildings having a non-residential gross floor area of 883.9 square metres, and a residential gross floor area of 26017.0 square metres. 369 units are proposed, of which 65 are rental replacement units.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		GRAZIANI AND CORAZZA	MONEONE C & W INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood CR3.0 (c1.7; r3.0) SS1 (x2545); R(d2.5) (x878)	Site Specific Provision:	SASP 382
Zoning:		Heritage Designation:	Y
Height Limit (m):	30, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,931                      Frontage (m): 50                      Depth (m): 58

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,155	2,155
Residential GFA (sq m):			26,017	26,017
Non-Residential GFA (sq m):			884	884
Total GFA (sq m):			26,901	26,901
Height - Storeys:	6	6	28	28
Height - Metres:			90	90



Lot Coverage Ratio (%) 73.53 Floor Space Index: 9.18

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)  
 Residential GFA: 26,017  
 Retail GFA: 884  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	71		76	76
Freehold:				
Condominium:			293	293
Other:				
Total Units:	71		369	369

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			235	90	44
Total Units:			235	90	44

Parking and Loading

Parking Spaces: 90 Bicycle Parking Spaces: 374 Loading Docks: 2

CONTACT:

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