

215 Wellesley Street East – Zoning Amendment Application – Preliminary Report

Date: April 29, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 13 - Toronto Centre

Planning Application Number: 22 121898 STE 13 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues for the Zoning By-law amendment application located at 215 Wellesley Street East for an 8-storey (26.0 metres, excluding mechanical penthouse) mixed-use building containing 32 rental units, offices, and supportive housing.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 215 Wellesley Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the 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

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.

THE SITE

Description: The site is a 571 square metre rectangular lot located on the south side of Wellesley Street East, east of Sherbourne Street. The site has a frontage of approximately 15 metres along Wellesley Street East and has a depth of approximately 80 metres. A shared driveway on the site provides access to rear yard parking.

Existing Uses: The site has a three-storey building containing supportive housing and associated support services that serves women and non-binary people in conflict, or at risk of conflict, with the law.

Official Plan Designation: The site is located within the Downtown and Central Waterfront Area on Map 2 of the Official Plan. The site is designated Apartment Neighbourhoods on Map 18 of the Official Plan.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Downtown Plan: Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") identifies this site as Apartment Neighbourhoods and identifies Wellesley Street East as a Priority Cycling Route.

The in-force Downtown Plan may be found here:
<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

OPA 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. Zoning By-laws 1106-2016 and 1107-2016 implement OPA 352 and provide detailed performance standards for setbacks and separation distances of buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Ontario Land Tribunal (OLT) 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 OLT partially approved modifications to OPA 352 and the Zoning By-laws, however, some properties remain under site-specific appeal, which exclude the subject property. OPA 352 and the implementing Zoning By-laws apply to the subject property.

The Official Plan Amendment and associated Zoning By-laws can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

Zoning: The site is zoned R(d1.0)(x879) with a maximum permitted height of 30 metres and a maximum permitted density of one times the area of the site under the City of Toronto Zoning By-law 569-2013. A variety of residential uses are permitted in the R zone. Exception R879 provides various site-specific permissive exceptions to the subject property.

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/>

THE APPLICATION

Complete Application Submission Date: At the time of writing this report, the application has been deemed incomplete. Staff expect a remedial submission to be provided in due course.

Description: The application proposes to demolish the existing building and construct an 8-storey pre-fabricated mass-timber building containing residential and office uses, and support services for the occupants of the supportive housing rooms. The proposal includes the replacement of all 16 rooms used for supportive housing currently on the site, as well as 32 affordable rental units.

Density/Floor Space Index: The application proposes a density of 3.6 times the area of the lot.

Dwelling Units and Amenity Space: The application proposes 32 affordable rental units, 16 rooms for supportive housing, and 84.5 square metres of outdoor amenity space accessible to all occupants of the building (2.56 square metres per unit). No indoor amenity space is proposed.

Non-residential Uses: The application proposes about 370 square metres of non-residential gross floor area comprised of office spaces and support services.

Access, Parking, and Loading: The application proposes one vehicle parking space at the rear of the building, accessed by the existing driveway off of Wellesley Street East. This driveway is subject to a right-of-way that allows the shared use of the driveway with the neighbouring building to the west.

Additional Information: See Attachments 1, 2, 3, 4, and 7 of this report for a location map, three-dimensional representation of the project in context, a site plan of the proposal, and the proposal statistics respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=rlrTpa4fE%2F%2BRKSMYAuxulw%3D%3D>

Reasons for the Application: The Zoning By-law amendment application proposes to amend Zoning By-law 569-2013 by varying performance standards including building setbacks, minimum amenity space requirements, parking rates, and floor space index. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application (file No. 22 121897 STE 13 SA) was submitted on March 11, 2022. The application has been deemed incomplete at the time of preparing this report.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to the applicable City divisions and public agencies for comment. Staff will review the application to determine their consistency with the Provincial Policy Statement, conformity with the Provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2030 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- compatibility of the proposed built form with adjacent properties relative to the existing and planned context, including separation distances;
- the appropriateness of the proposed amenity space;
- determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- the applicant will be encouraged to achieve Tier 2 or higher of the Toronto Green Standard requirements, including soil volume to achieve the city's climate goals.

Additional Issues

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.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting when a Final Report is prepared.

CONTACT

Ryan Santiago, Planner
Tel. No. 416-392-6072
E-mail: Ryan.Santiago@toronto.ca

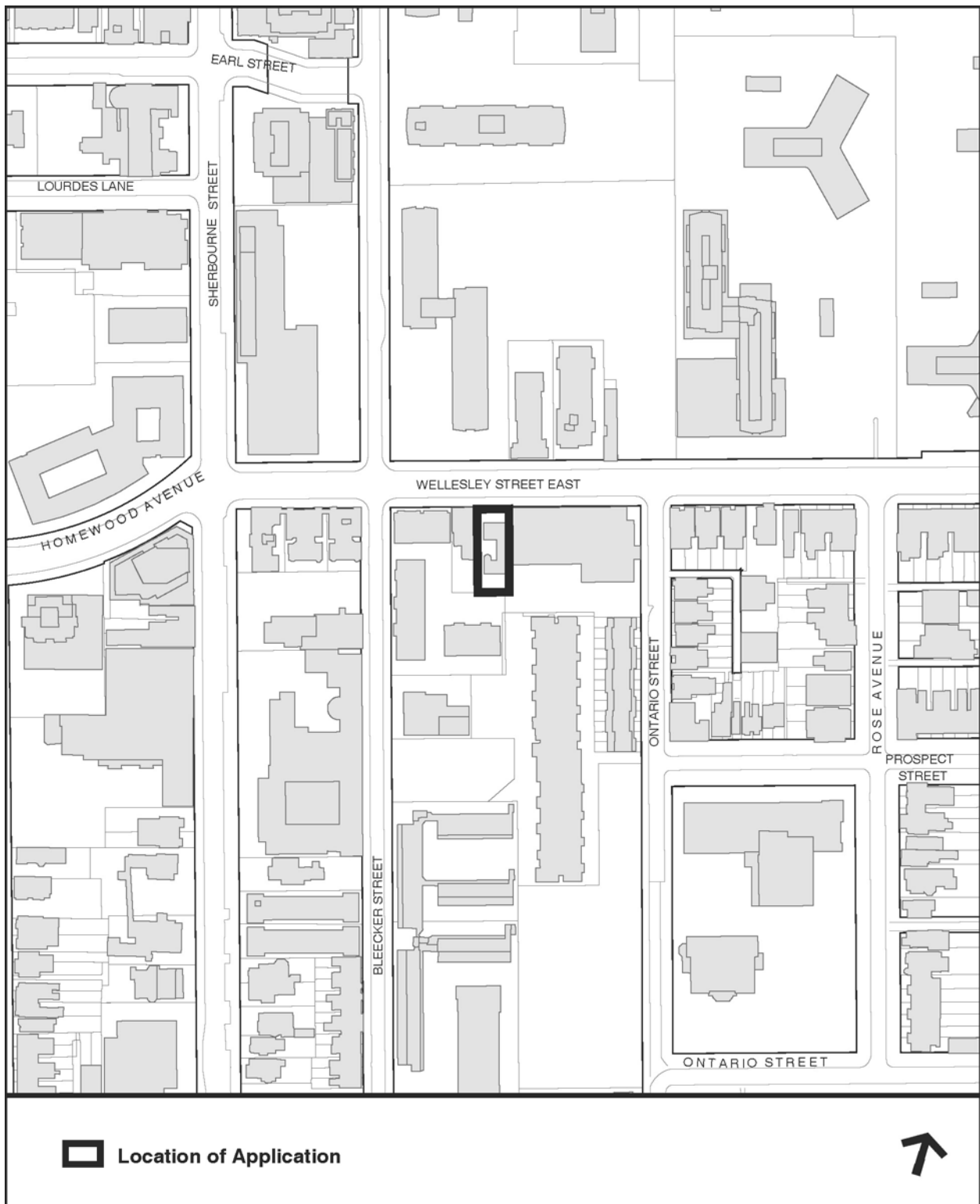
SIGNATURE

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

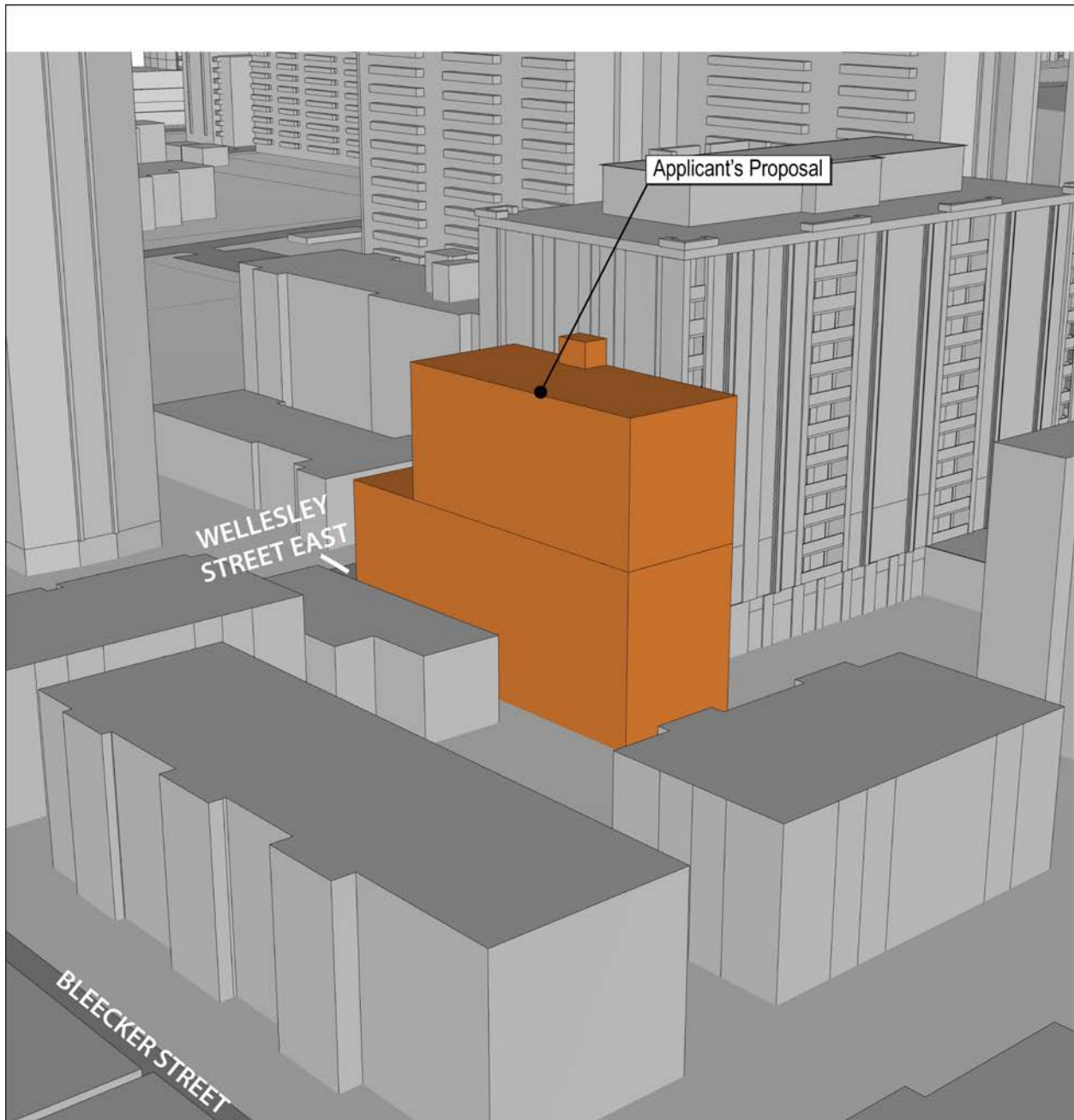
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
Attachment 3: 3D Model of Proposal in Context (Looking Southeast)
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context (Looking Northeast)

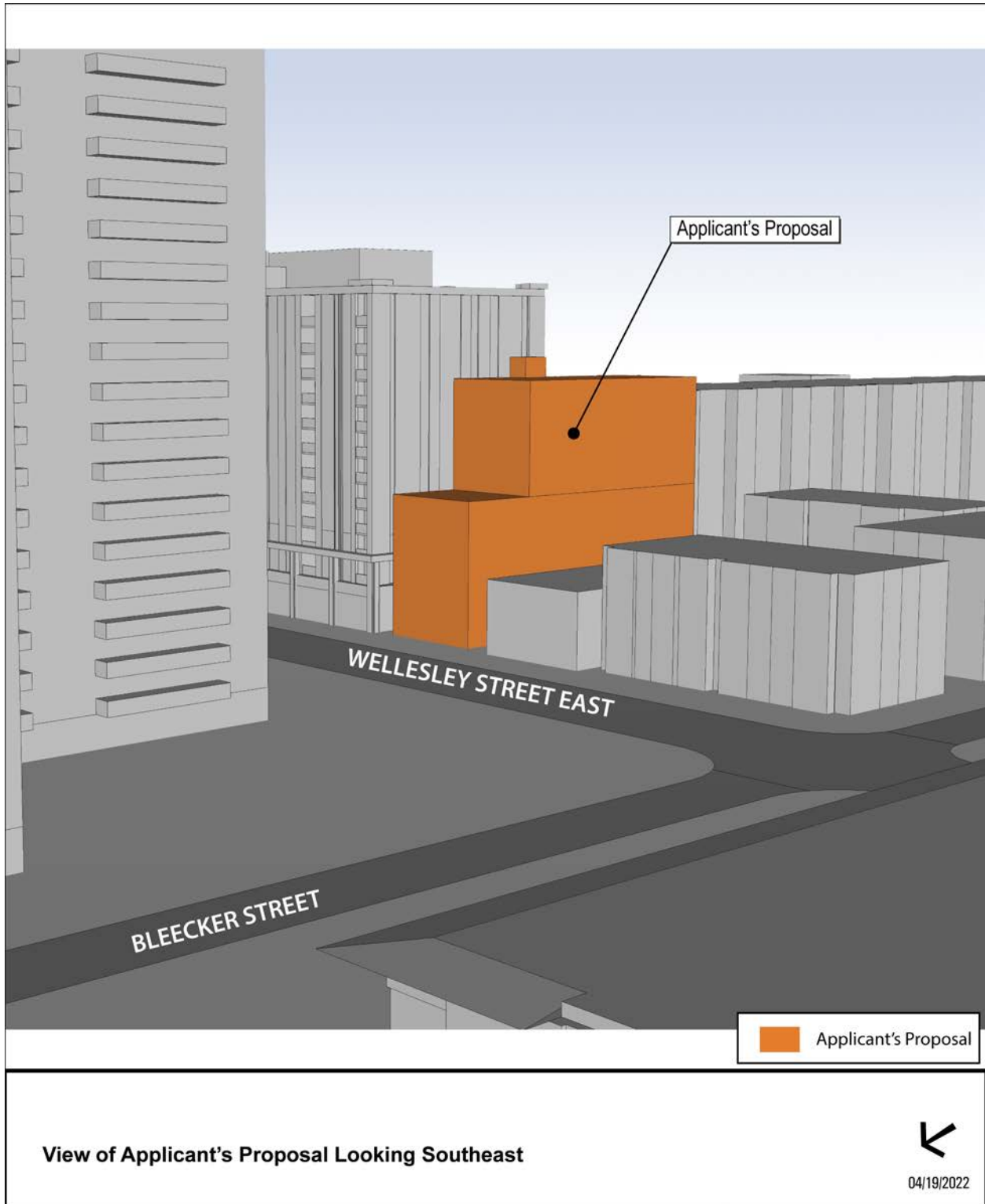


View of Applicant's Proposal Looking Northeast

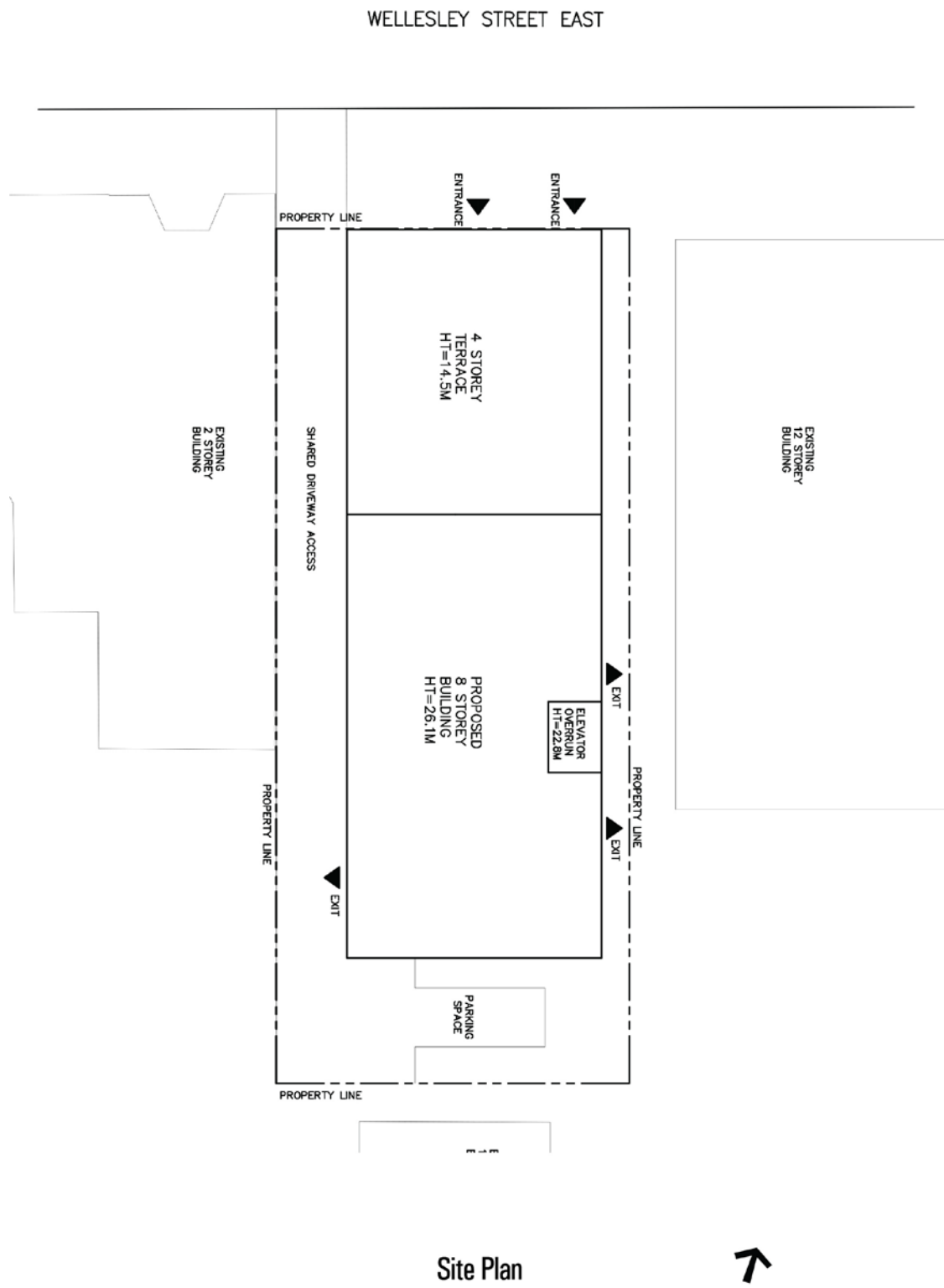


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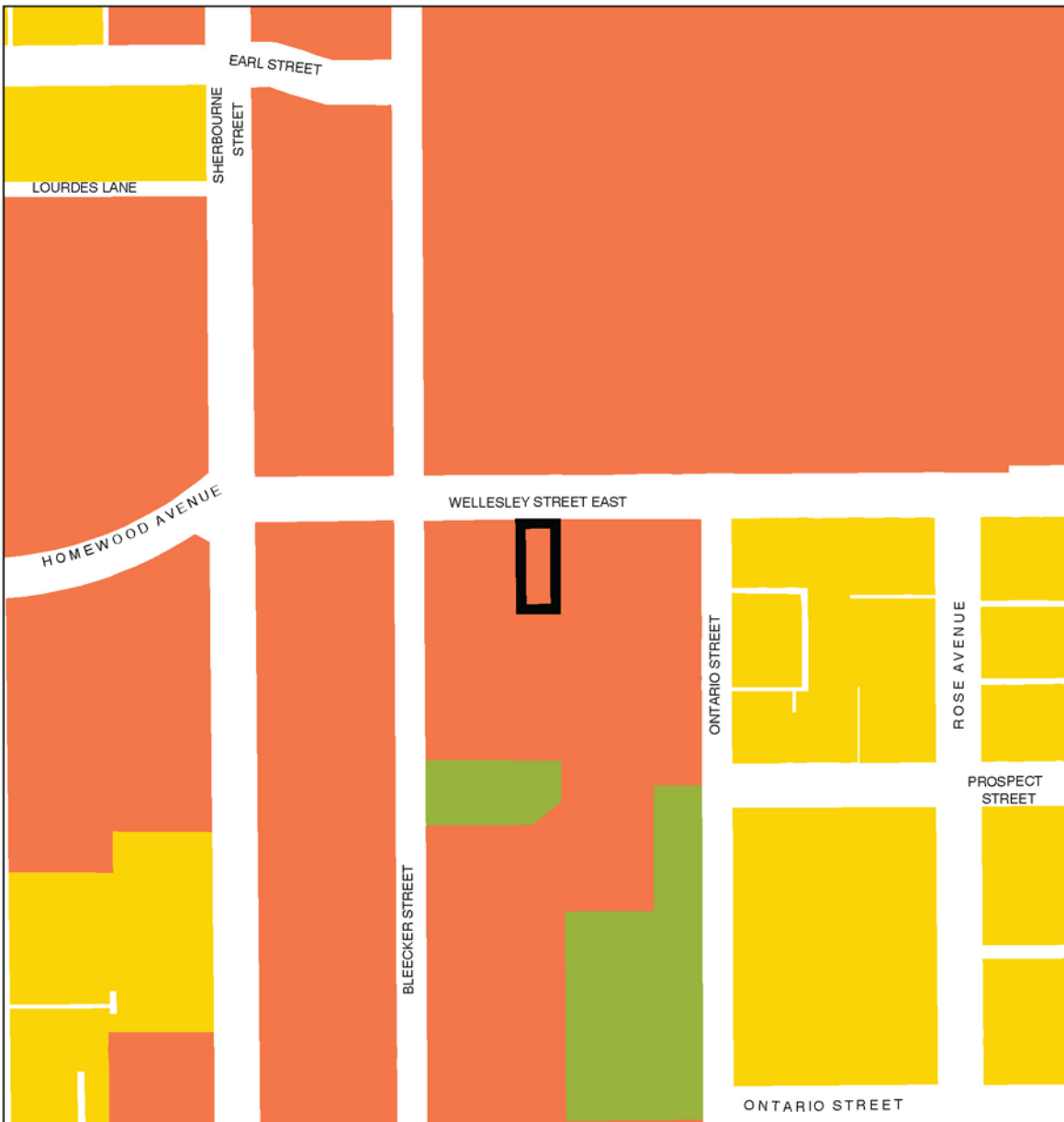
Attachment 3: 3D Model of Proposal in Context (Looking Southeast)



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #18

215 Wellesley Street East

File # 22 121898 STE 13 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods



Parks

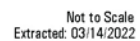
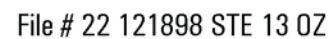


Not to Scale
Extracted: 03/14/2022

The map displays the following zoning designations and lot numbers:

- Residential (R):**
 - R(d2.0)(x504)
 - R(d2.5)(x661)
 - R(d2.0)(x665)
 - R(d1.0)(x983)
 - R(d1.0)(x523)
 - R(d1.0)(x888)
 - R(d2.0)(x520)
 - R(d1.0)(x520)
 - R(d1.0)(x7)
 - R(d1.0)(x897)
 - R(d1.0)(x881)
 - R(d1.0)(x82)
 - R(d1.0)(x881)
- Office (O):**
 - O(x195)
- Other (OR):**
 - OR
- Special Use (SS):**
 - SS2(x184)
- Neighborhood (N):**
 - N(x184)
- Recreation (R3, R4):**
 - R3 Z2.0
 - R4 Z2.5
 - R3 Z1.0

Streets shown include: EARL STREET, SHERBOURNE STREET, LOURDES LANE, HOMewood AVENUE, WELLESLEY STREET EAST, ONTARIO STREET, ROSE AVENUE, PROSPECT STREET, and BEECHER STREET.



Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 215 WELLESLEY ST E Date Received: March 11, 2022

Application Number: 22 121898 STE 13 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment application to facilitate the redevelopment of the site for an 8-storey mixed-use building having a non-residential gross floor area of 324.80 square metres and a residential gross floor area of 1731.40 square metres. The proposed development contains 32 affordable housing units, 16 beds for supportive housing, and includes office uses at the ground floor will be used for support services to be provided to the residents.

Applicant	Agent	Architect	Owner
R-Hauz Services Inc		CMV Group Architects	Elizabeth Fry Society

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Downtown Plan
Zoning:	R (d1.0) (x879)	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	571	Frontage (m):	15	Depth (m):	37
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	N/A		351	351
Residential GFA (sq m):	N/A		1,089	1,089
Non-Residential GFA (sq m):	N/A		968	968
Total GFA (sq m):	N/A		2,056	2,056
Height - Storeys:	3		8	8
Height - Metres:	N/A		26	26

Lot Coverage Ratio (%) 61.46 Floor Space Index: 3.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,089	
Retail GFA:		
Office GFA:	325	
Industrial GFA:		
Institutional/Other GFA:	643	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			32	32
Freehold:				
Condominium:				
Other (Supportive Housing Rooms):	16		16	16
Total Units:			32	32

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		28	4		
Total Units:		28	4		

Parking and Loading

Parking Spaces:	1	Bicycle Parking Spaces:	6	Loading Docks:	0
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CONTACT:

Ryan Santiago, Planner
 416-392-6072
 Ryan.Santiago@toronto.ca