

## **215 Wellesley Street East – Zoning Amendment Application – Final Report**

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

**Planning Application Number: 22 121898 STE 13 OZ**

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit an 8-storey mixed-use building at 215 Wellesley Street East. The building is proposed to contain 32 dwelling units, replacement of 16 bed-sitting rooms associated with supportive housing and 222 square metres of community support services. One parking space for the residential care home and six short-term bike parking spaces are proposed in the rear yard.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 215 Wellesley Street East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner:
  - a) Submit a revised Functional Servicing and Stormwater Management Report, Hydrogeological Report and supporting documents (the "Engineering Reports"), including confirmation of water and fire flow, sanitary and storm capacity, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services in consultation with the General Manager, Toronto Water;
  - b) Address all outstanding engineering issues, and any other comments that may arise further to the review of materials submitted as part of the process to

address the issues set out in the memoranda from Engineering and Construction Services, and the General Manager, Transportation Services;

c) Secure the design and the provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure and/or new municipal infrastructure identified in the accepted Engineering Reports to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades and/or new infrastructure are required to support the development;

## **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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A Preliminary Report on the application was adopted by Toronto and East York Community Council on May 26, 2022 authorizing staff to hold a community consultation meeting. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE33.26>

## **SITE AND SURROUNDING AREA**

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**Description:** The site is located on the south side of Wellesley Street East, east of Sherbourne Street. It is rectangular in shape and approximately 580 square metres in size. The site has 15.26 metres of frontage on Wellesley Street East and 37.9 metres of depth to the south. The site has vehicular access to rear yard parking from Wellesley Street East via a shared driveway on the site. The driveway is subject to an easement that allows vehicular access for the neighbouring building to the west. The site is currently occupied by a three-storey building containing supportive housing (a residential care home operated by the Elizabeth Fry Toronto) and associated support services that serve women and non-binary people in conflict, or at risk of conflict, with the law.

**Official Plan Designation:** Apartment Neighbourhoods. The site is within the Downtown and Central Waterfront Area and Downtown Plan, which also designates the site as Apartment Neighbourhoods.

**Zoning:** R(d1.0)(x879) under Zoning By-law 569-2013 with a height limit of 30 metres and a density limit of 1.0 times the area of the site. The 'R' zone permits a variety of residential uses. See Attachment No. 4 of this report for the Existing Zoning By-law Map.

## **Surrounding Land Uses:**

**North:** of Wellesley Street East are a mix of low and mid-rise apartment buildings fronting Wellesley Street East and, further north, slab-form tower apartment blocks with community spaces including an outdoor swimming pool, playground and greenspace.

**South:** are four-storey stacked townhouses accessed by a private pedestrian walkway off of Bleecker Street. To the southeast, is a private driveway leading to underground parking structures that serve nearby apartment buildings.

**East:** is a 12-storey mixed-use building (225 Wellesley Street East) with commercial uses on the ground floor and residential units above.

**West:** is a two-storey mixed-use building with commercial uses at the ground floor. Further east are four-storey stacked townhouses and a six-storey apartment building across Bleecker Street.

## **THE APPLICATION**

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**Description:** An eight-storey (28.2 metres, inclusive of the mechanical penthouse) mixed use building is proposed. The proposal would include the replacement of the existing supportive housing on floors 2-3 and affordable residential rental units on floors 4-8. The proposal also includes support services that serve women and non-binary people in conflict, or at risk of conflict, with the law.

**Density:** 3.65 times the area of the site.

**Dwelling Units and Amenity Space:** 32 affordable dwelling units are proposed. A total of 84.5 square metres of outdoor amenity space is proposed. There is no indoor amenity space included in the proposal. The proposal also includes support services at the ground floor programmed by Elizabeth Fry Toronto, which will be accessible to residents of the affordable dwelling units.

**Residential Care Home:** The proposal will replace the existing supportive housing use including 16 bed-sitting rooms, which are to be located at the second and third floors.

**Community Support Services:** The proposal includes 220 square metres of office and community centre space to be located at the ground floor.

**Access, Parking, and Loading:** The existing driveway on-site will be maintained, providing access to one rear yard parking space serving the Residential Care Home. Six short-term bike parking spaces will also be provided in the rear yard.

### **Additional Information**

See Attachment No. 1 to this report for the project data, Attachment No. 2 for the location map, Attachment No. 6 for the site plan, Attachment Nos. 7-8 for three

dimensional representations of the current proposal in context, and Attachment Nos. 9-12 for the elevations.

The current proposal incorporates revisions from the original application as summarized below:

- increased (short-term) bike parking supply from zero to six spaces; and
- increased soil volume for new trees from 41 square metres to 60 square metres.

### **Reasons for Application**

The proposal requires an amendment to the Zoning By-law for an increase in density as well as site-specific provisions for land uses; front, rear and side setbacks; vehicle parking; bicycle parking; amenity space; loading and site access.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application (file No. 22 121897 STE 13 SA) was submitted on March 11, 2022 and is currently under review by staff.

### **Provincial Land Use Policies**

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and conformity to the City's Official Plan. The Provincial Policy Statement (PPS) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. 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 Greater Golden Horseshoe region.

### **Agency Circulation**

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **COMMUNITY CONSULTATION**

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A virtual community consultation meeting was held on June 6, 2022. Approximately 20 members of the community attended the virtual meeting. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- concerns about the built form, including how the proposal will affect privacy and access to light for the adjacent apartment building to the east at 225 Wellesley Street East;
- questions about whether changes to the proposal could be made to increase separation distance from the adjacent apartment building, including relocation of the driveway;
- concerns about the relocation of the existing tenants of the supportive housing during construction;
- questions about when construction might start and finish for this proposal;
- questions about the planning process and how to register for updates and provide further comments and concerns about the proposal; and
- whether any surface parking is included in the proposal.

The issues raised through the community consultation have been considered in the review of the application. Comments with respect to the built form and its relationship to adjacent properties, as well as the proposed parking supply, are addressed in the Comments section below. The detailed building design, proposed materials and the creation of a construction management plan will be addressed during the Site Plan Control application process.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms to the Growth Plan (2020).

### **Land Use and Complete Communities**

The proposal conforms with the applicable Official Plan and Downtown Plan policies with respect to land use and providing a mix of uses in support of complete communities.

The proposed building will replace the existing 16 bed-sitting rooms that Elizabeth Fry Toronto currently operates on this site. These rooms will be located on the second and third storeys, will continue to be used on a temporary non-emergency basis (i.e. "transitional housing"), and will continue to support Elizabeth Fry Toronto's operations including 24-hour per day supervision and support services for women and non-binary people in conflict, or at-risk of conflict, with the law.

The proposed office and community program space located on the ground floor will enable Elizabeth Fry Toronto to provide a range of services to all of the building's occupants (including those in the rental dwelling units), as well as the broader community. Such services may include counselling services, court diversion programs, employment supports, and other multi-purpose spaces that can meet the evolving needs of Elizabeth Fry Toronto's operations in the future.

These rooms and supports form part of a supportive housing program (i.e. "residential care home") that contributes to a range of housing needed to meet the requirements of a diverse population with varied needs.

## **Built Form**

City Planning staff are of the opinion that the proposed building height and massing is acceptable for the site. The proposed height of 8 storeys (28.2 metres, including mechanical penthouse) is within the maximum allowable height for this site under Zoning By-law 569-2013 and the proposal has been massed to frame the street with good proportion. A 12.4 metre building setback from the street above the fourth floor provides a streetwall height of 4 storeys (14.5 metres) on Wellesley Street East, which fits with the existing and planned context, including the two-storey building immediately west and the four-storey stacked townhouses to the south and west of the subject site.

The proposal is set back 1.2 metres from the east property line and 3.05 metres from the west property line. Massing impacts on the adjacent apartment building to the east are minimized by stepping the building back 12.4 metres from Wellesley Street East above the fourth floor to allow for light and skyview, and through design measures on the east elevation that help mitigate privacy impacts. The 1.2 metre setback from the east property line approximately mirrors the side yard setback of the neighbouring building, which has windows and Juliette balconies facing west. The east apartment building steps back an additional 1 metre from the shared property line above the second storey, resulting in a total of 3.2 metres separation distance between the proposed and existing buildings above the second storey. Privacy impacts are mitigated by restricting balconies to the rear of the proposed building and minimizing windows and openings on the east wall of the proposal. All windows on the east elevation are proposed to be frosted glass and non-transparent to allow light to enter the proposed building but minimize impacts on privacy for the adjacent apartment building to the east. The proposed west side yard setback of 3.05 metres maintains the setback of the existing building and facilitates the continued shared use of the driveway with the west adjacent property.

The proposed 5.5 metre rear yard setback provides adequate separation distance from the townhouse complex to the south, resulting in approximately 19 metres of separation between the proposed building and the townhouses to the south.

## **Shadow Impact**

The submitted Shadow Study shows the proposal casts some new shadow on sidewalks to the north during the morning hours of March 21st and September 21st. The

proposal does not cast any shadows on any nearby parks, open spaces, natural areas, or institutional open spaces.

City Planning staff finds the shadow impacts of the proposal acceptable.

### **Wind Impact**

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (i.e. suitable for sitting or standing in the summer and for strolling in the winter). A comparison of the existing versus future wind comfort surrounding the study site indicates that the proposed development is not expected to significantly alter the wind climate in the area. The outdoor amenity space at the fifth storey will be suitable for passive activities without the need for wind mitigation. In the winter, wind conditions in this area expected to be suitable for strolling. Staff will work with the applicant to explore wind mitigation measures that promote year-round use of the outdoor amenity space during through the Site Plan Control application process.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

### **Public Realm**

The proposed building is located on the front property line, having a zero metre setback, however the front lot line itself is 1.5 metres further south than its adjacent neighbours resulting in a 5.3 metre setback from the building face to the sidewalk curb, and a relatively consistent streetwall. The streetscape is improved by relocating three bike parking rings on the right-of-way further south to create an unobstructed 2.1 metre pedestrian clearway along Wellesley Street East.

A Landscape Plan submitted in support of the application shows one new street tree within tree pits and planting beds within the public realm fronting the subject site. Further detailed design of the public realm will be addressed as part of the Site Plan Control application process.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

### **Parkland**

The proposal is for non-profit affordable housing with non-residential uses to support the affordable housing. As such, the development is exempt from the parkland dedication requirement under Chapter 415, Article III of the Toronto Municipal Code, Section 415-30.A.(1).

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the "Street Tree By-law" and the "Private Tree By-law".

The applicant submitted an Arborist Report in support of the application indicating that there are 7 trees on or adjacent to the site. Of these trees, 5 trees are proposed to be preserved and 2 trees are proposed to be removed. One tree to be removed is subject to the Street Tree by-law and the other tree to be removed is subject to the Private Tree By-law.

Tree protection measures and replacement will be secured through the site plan tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation.

## **Unit Mix**

Of the 32 dwelling units provided, 28 would be studio units and 4 would be 1-bedroom units. All of these units will be affordable rental units, at or below the City of Toronto's Average Market Rent as defined by the Canada Mortgage Housing Corporation, to be made available to current and future clients of Elizabeth Fry Toronto.

## **Amenity Space**

Outdoor amenity space for building residents is proposed at the fifth storey in the form of an 84.5 square metre terrace, resulting in a rate of 2.6 square metres per dwelling unit. The outdoor amenity space will be programmed by Elizabeth Fry Toronto according to the needs of its residents, and be accessible to residents of the rental dwelling units and the bed-sitting rooms.

No indoor amenity space is proposed, however all residents in the building will have access to a range of support services on the ground floor, which can be programmed to include meetings, workshops (e.g. trauma recovery, anger management, and practical life skills), or other special events and services provided by Elizabeth Fry Toronto. Further, transitional housing residents will have exclusive access to a lounge and living area on the third floor.

## **Traffic Impact, Access, Parking and Loading**

Vehicular access will be maintained off of Wellesley Street East via the shared driveway at the west side of the site. One surface parking space is provided at the rear which will serve the residential care home. No parking spaces are provided for the dwelling units. No loading spaces are provided on the site.

Six short-term bicycle parking spaces are provided at the rear. No long-term bicycle parking spaces are provided.

Transportation Services Staff have reviewed the Parking and Loading Justification Study regarding supply of vehicular parking and loading, and accepted its conclusions.



Transportation Services Staff have requested diagrams to demonstrate that a vehicle can enter and exit the proposed parking space in a forward motion. The applicant will be required to address this comment prior to City Council enacting the site specific zoning by-law for this application. Additional comments related to site access arrangements will be provided through the Site Plan Control application process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have requested revised reports and notations to the plans, including revised a Hydrogeological Report to comply with the City's foundation drainage policy which came into effect on January 1, 2022, and to confirm that the water main serving the site will adequately supply the development with water for fire-fighting purposes. The owner must also confirm that the sanitary and storm sewer systems have adequate capacity to support the development. The owner will be required to address the comments in this memo prior to City Council enacting the site specific zoning by-law for this application.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the intent of the Official Plan, particularly as it relates to the provision of supportive and affordable housing, in a built form that provides an appropriate relationship to the public realm and surrounding buildings. Staff recommend that Council support approval of the application.

### **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**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context (Looking Southeast)
- Attachment 8: 3D Model of Proposal in Context (Looking Northeast)
- Attachment 9: North Elevation (Front)
- Attachment 10: East Elevation
- Attachment 11: South Elevation (Rear)
- Attachment 12: West Elevation

## Attachment 1: 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 219.9 square metres and a residential gross floor area of 1838.3 square metres. The proposed development contains 32 affordable housing units, 16 beds for supportive housing, and includes office uses at the ground floor for community support services.

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): 580      Frontage (m): 15.26      Depth (m): 37.93

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	N/A		350	350
Residential GFA (sq m):	N/A		1,834	1,834
Non-Residential GFA (sq m):	N/A		222	222
Total GFA (sq m):	N/A		2,056	2,056
Height - Storeys:	3		8	8
Height - Metres:	N/A		26	26

Lot Coverage Ratio (%): 60.3      Floor Space Index: 3.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,834	
Retail GFA:		
Office GFA:	222	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			32	32
Freehold:				
Condominium:				
Other (Bed-sitting 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		

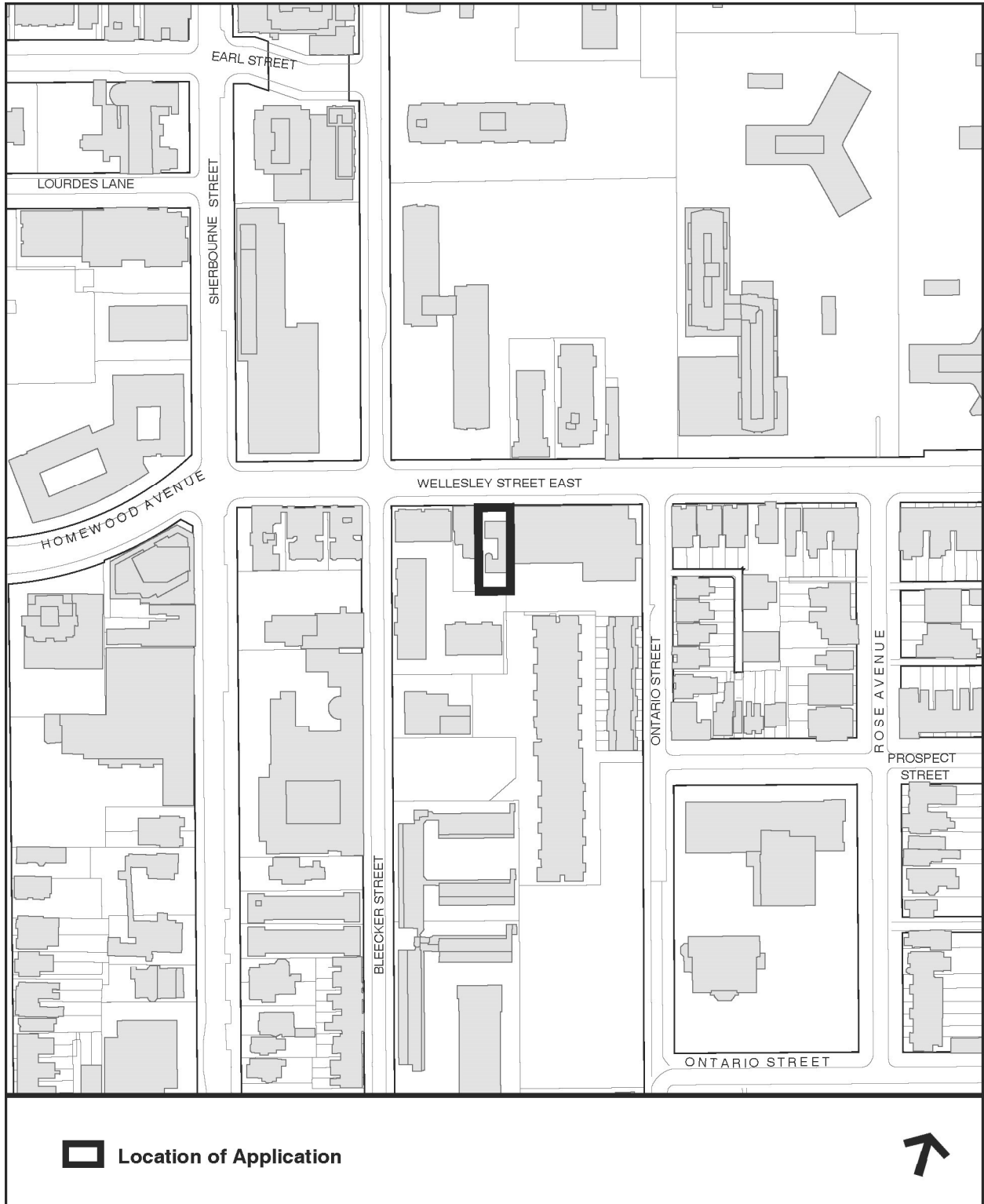
Parking and Loading

Parking Spaces:	1	Bicycle Parking Spaces (short-term):	6	Loading Docks:	0
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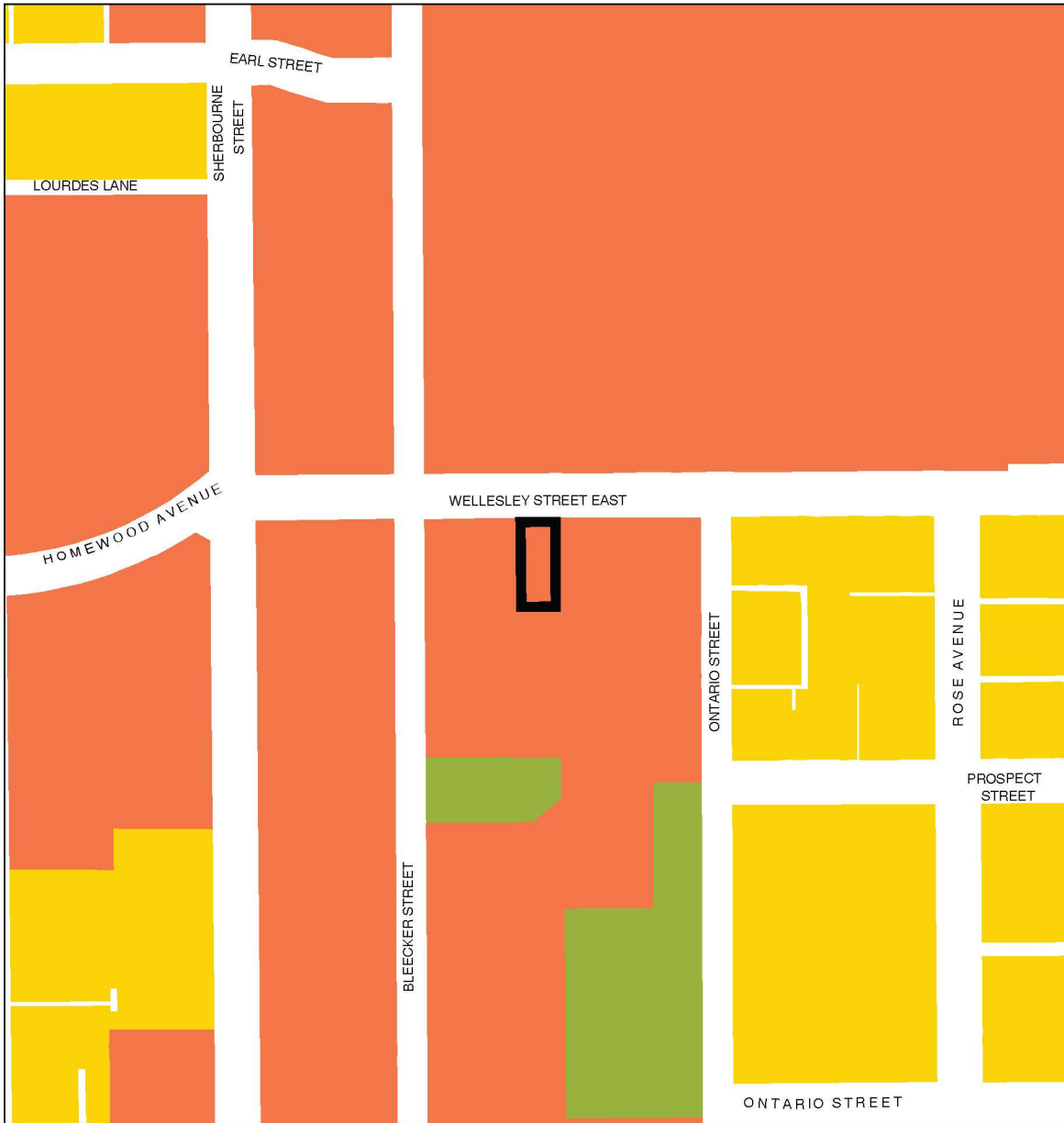
CONTACT:

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

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

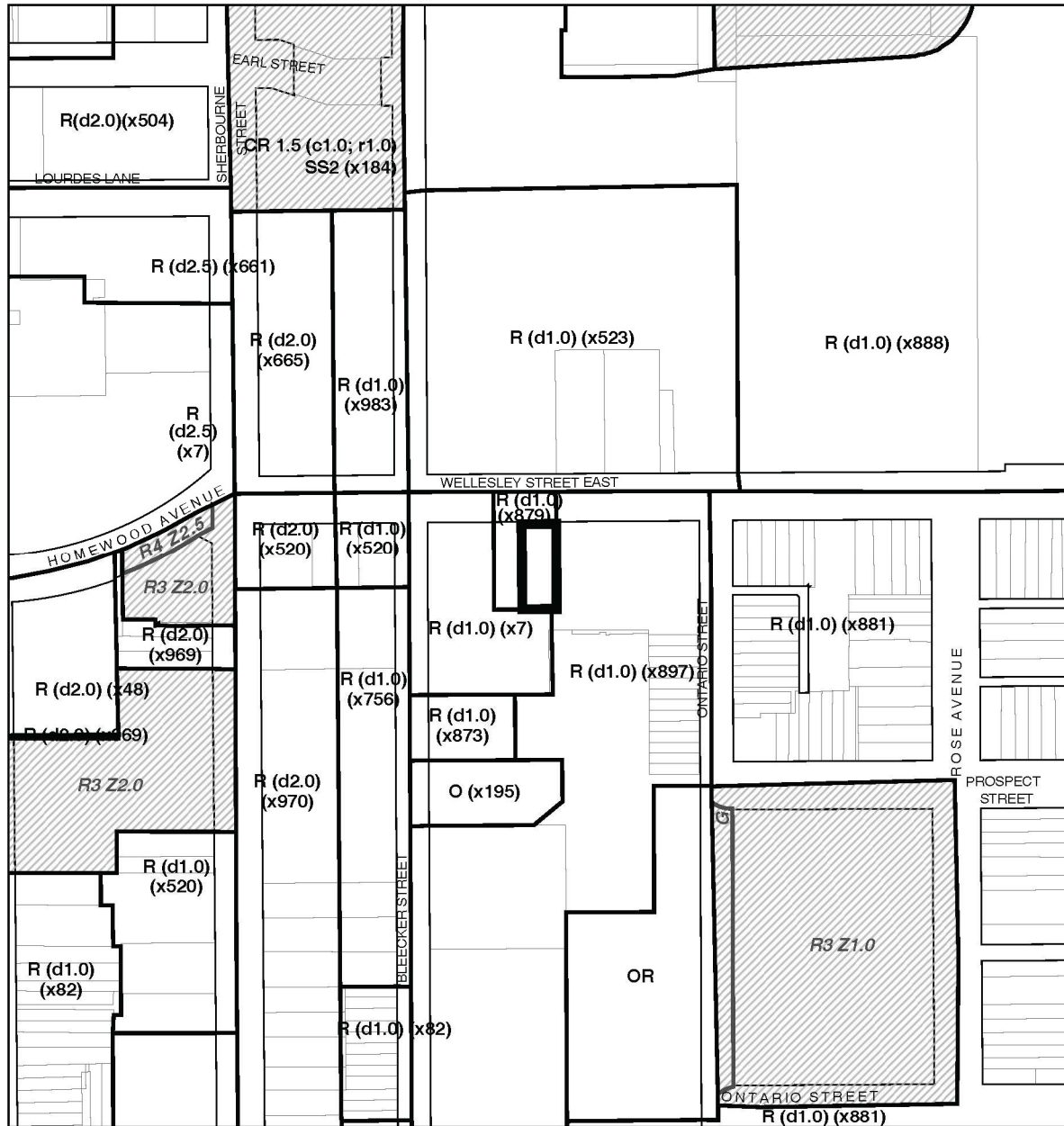
215 Wellesley Street East

File # 22 121898 STE 13 OZ

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Parks

  
 Not to Scale  
 Extracted: 03/14/2022

# Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

215 Wellesley Street East

File # 22 121898 STE 13 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- G** Parks District

  
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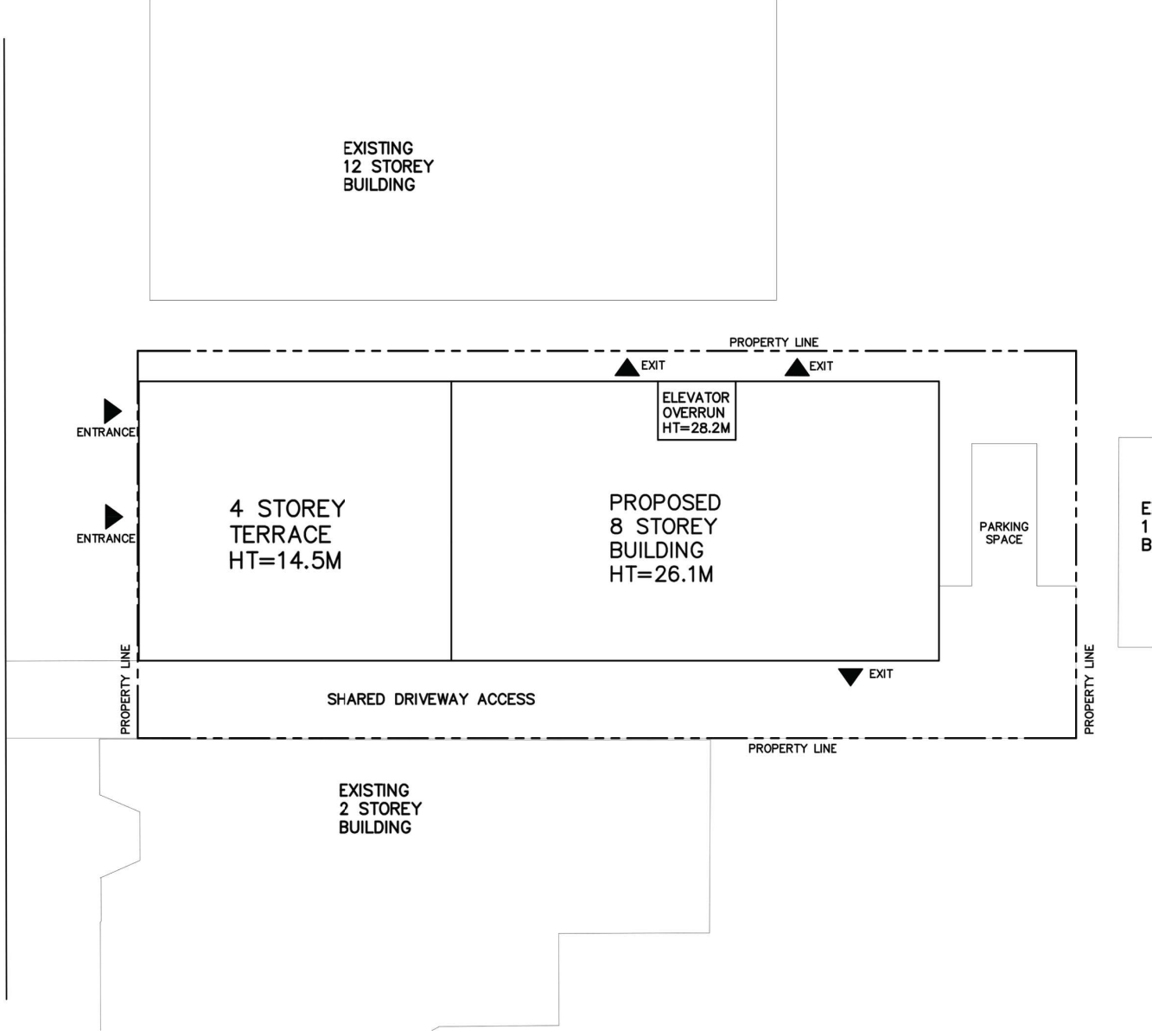
Attachment 5: Draft Zoning By-law Amendment

To be available at the June 29-30, 2022 Toronto and East York Community Council Meeting



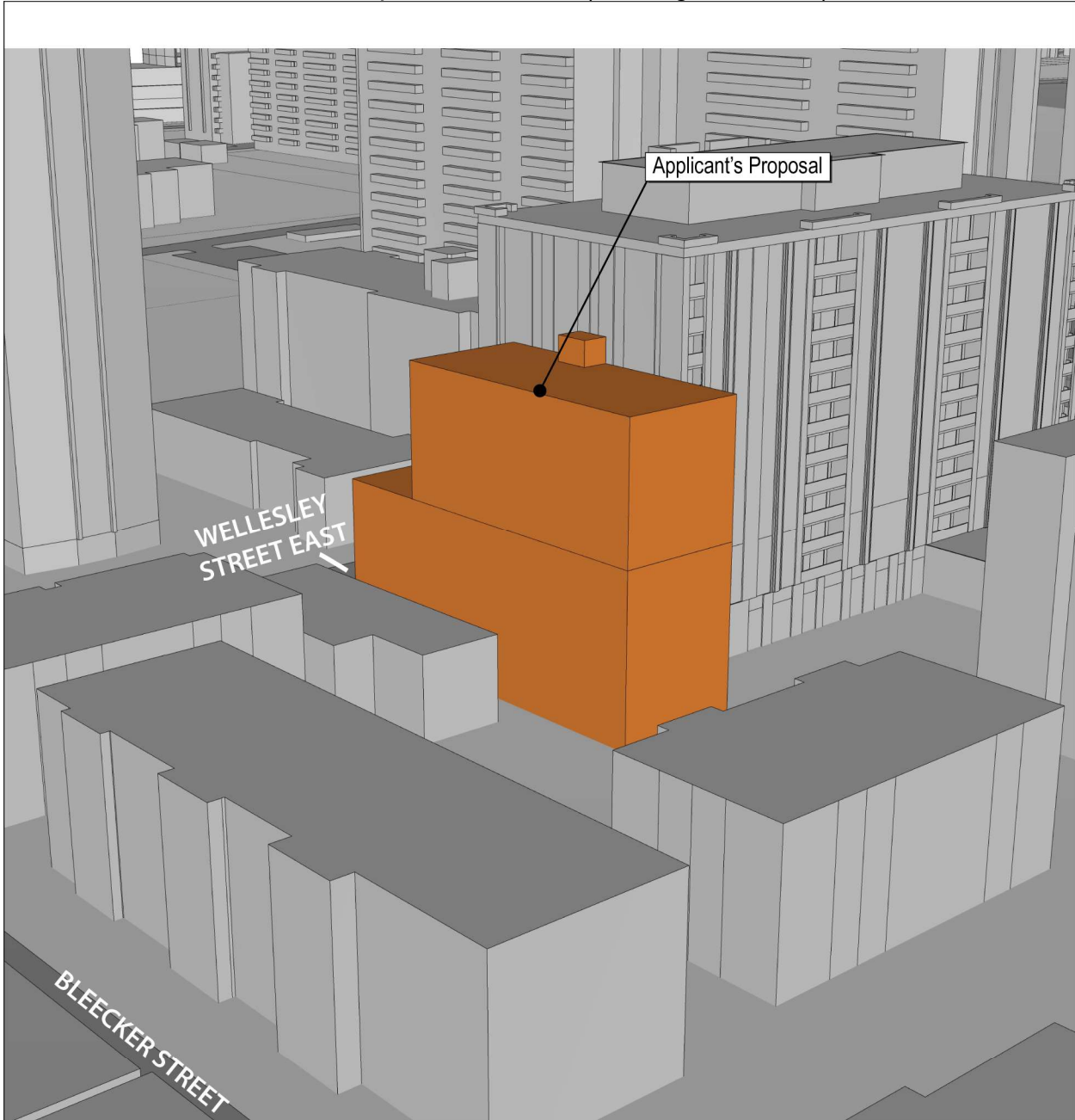
Attachment 6: Site Plan

WELLESLEY STREET EAST



Site Plan

Attachment 7: 3D Model of Proposal in Context (Looking Southeast)

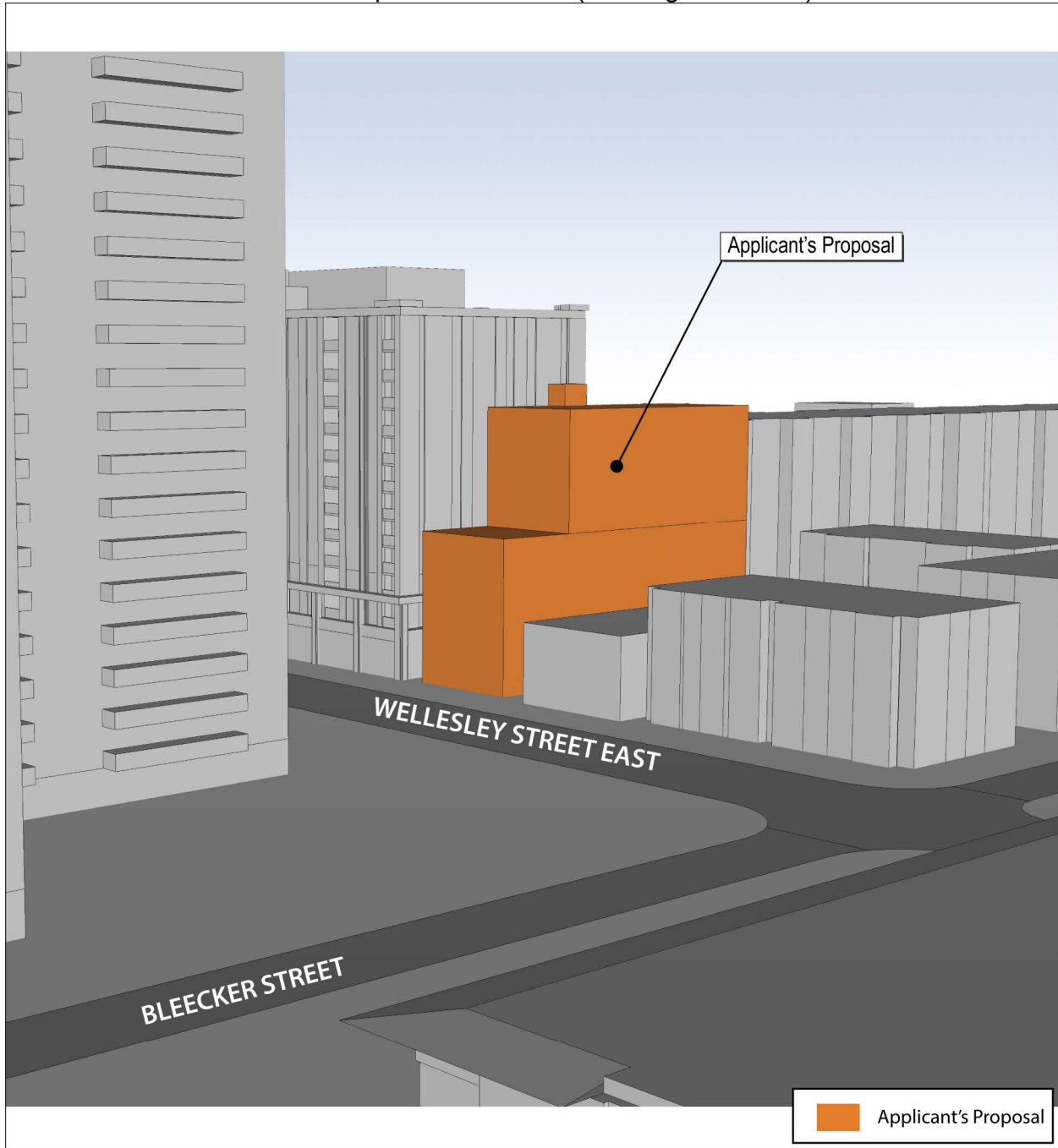


View of Applicant's Proposal Looking Northeast



04/19/2022

Attachment 8: 3D Model of Proposal in Context (Looking Northeast)

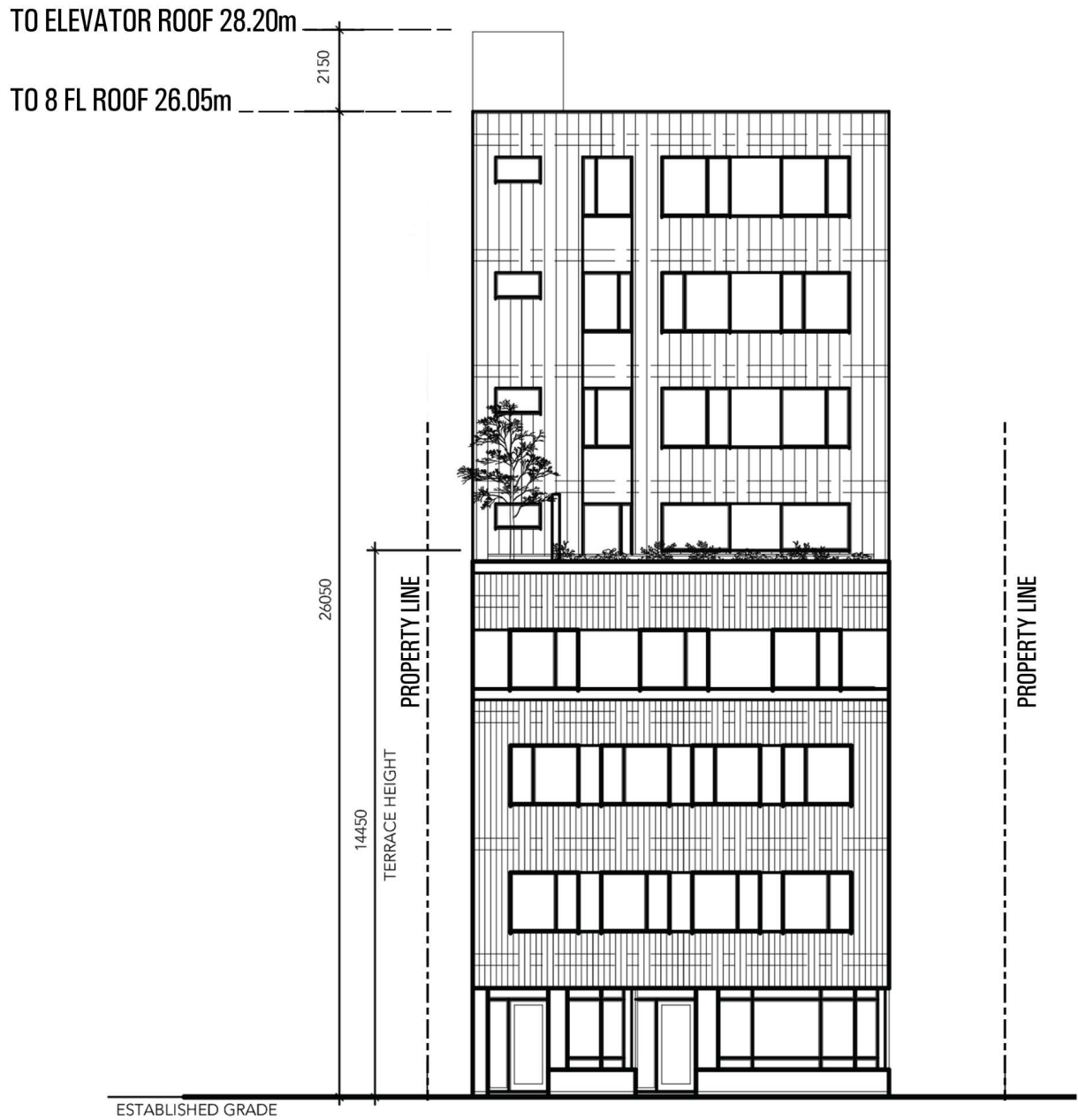


View of Applicant's Proposal Looking Southeast

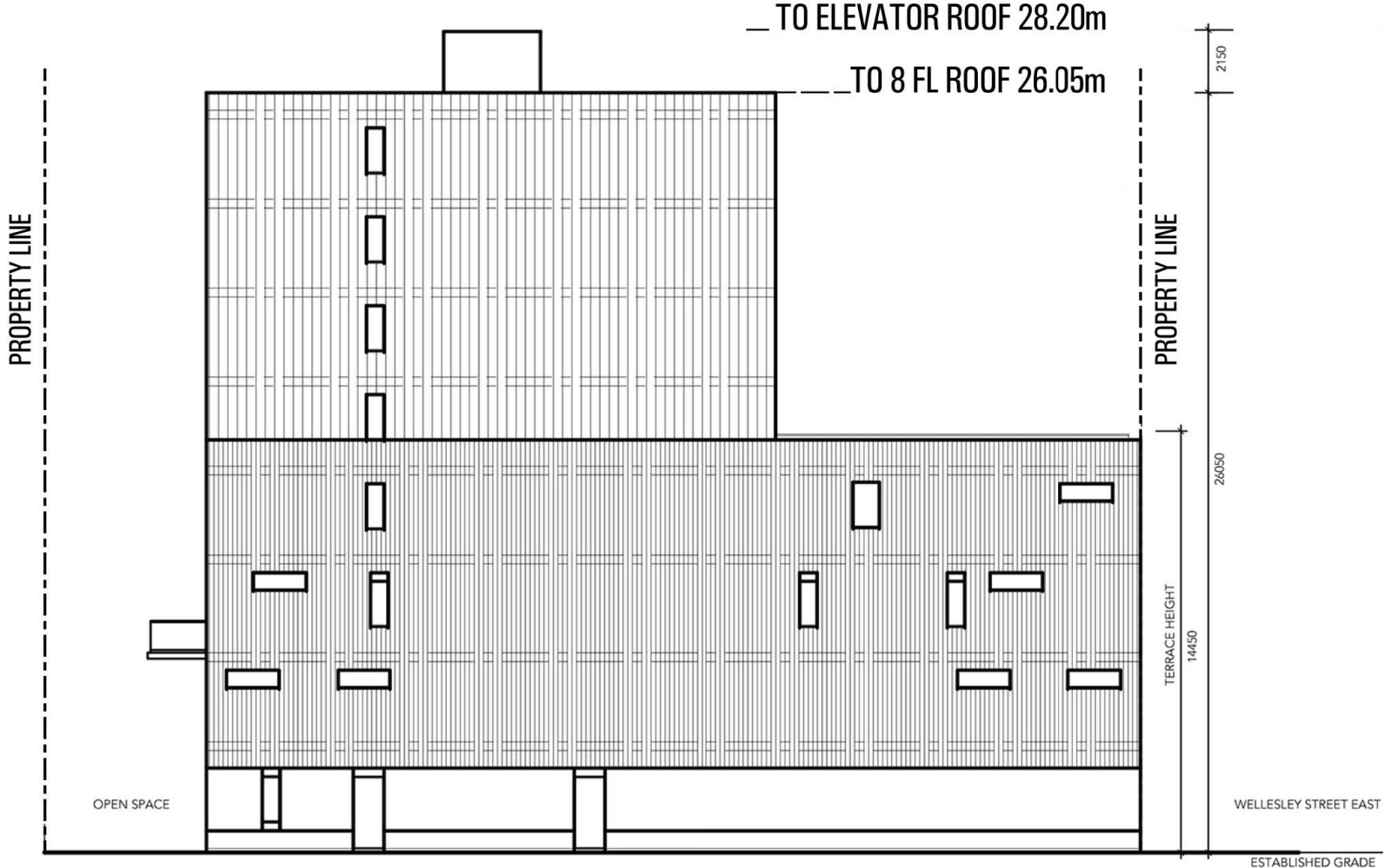


04/19/2022

Attachment 9: North Elevation (Front)

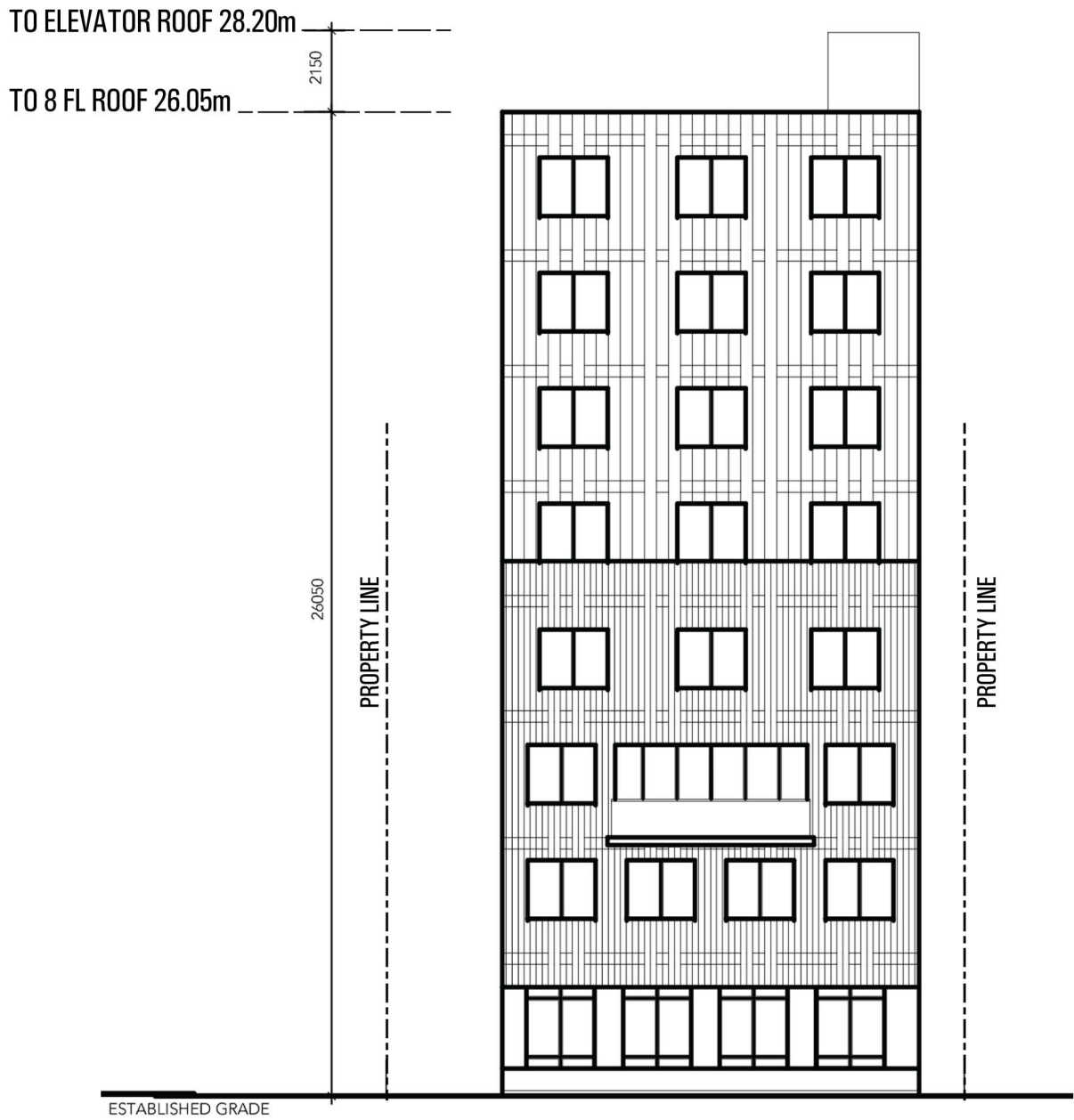


North Elevation



East Elevation

Attachment 11: South Elevation (Rear)



South Elevation

Attachment 12: West Elevation



West Elevation