

215 Wellesley Street East – Zoning Amendment Application – Supplementary Report

Date: June 28, 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

This supplementary report provides an additional recommendation to the Final Report from the Director of Community Planning dated June 13, 2022 to amend Zoning By-law 438-86 in addition to the amendment to Zoning By-law 569-2013.

RECOMMENDATIONS

The City Planning Division recommends that the following recommendations be added to the report, 215 Wellesley Street East - Zoning Amendment Application - Final Report (June 13, 2022) from the Director, Community Planning, Toronto and East York District:

1. City Council amend Zoning By-law 438-86 for the lands at 215 Wellesley Street East, substantially in accordance with the draft Zoning By-law Amendment in Attachment 1 to the supplementary report (June 27, 2022) from the Director, Community Planning, Toronto and East York District.

COMMENTS

Amendment to Zoning By-law 438-86

Under Zoning By-law 569-2013, provisions relating to the Residential Care Home use and the permitted maximum building height in an R Zone, are not yet in full force and effect. The applicable zoning by-law, as it relates to permitted maximum building height and a Residential Care Home use, is Zoning By-law 438-86.

The site is zoned R3 Z1.0 under Zoning By-law 438-86, with a permitted maximum height of 30 metres. A Residential Care Facility use under Zoning by-law 438-86 is similar to the Group Home and Residential Care Home uses under Zoning By-law 569-2013.

Staff recommend amending Zoning By-law 438-86 to ensure that appropriate zoning permissions are provided for the proposal including the land uses, building envelope and building height.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment to By-law 438-86

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