

462 Wellington Street West - Class 4 Noise Area Classification (NPC-300)

Date: June 17, 2025

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Related Planning Application Number: 21 249660 STE 10 SA

SUMMARY

This report recommends that City Council classify the lands at 462 Wellington Street West as a Class 4 Noise Area under relevant provincial noise guidelines administered by the Ministry of Environment, Conservation and Parks (MECP).

A Class 4 designation allows for higher daytime and night-time sound level limits than would otherwise be permitted in relation to a sensitive land use such as residential dwellings and associated outdoor living areas. The impacts of such higher levels would be mitigated by noise control measures that are part of the development at 462 Wellington Street West.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council classify the lands municipally known as 462 Wellington Street West as a Class 4 Noise area pursuant to Ministry of Environment, Conservation and Parks - Environmental Noise Guidelines - Stationary and Transportation Sources - Approval and Planning Publication NPC-300, August 2013.
2. City Council direct the Executive Director, Development Review Division or their designate to forward a copy of the City Council Decision Document to the Ministry of Environment, Conservation and Parks (MECP).

FINANCIAL IMPACT

The Development Review 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

At its meeting on May 11, 2022, City Council issued a Notice of Intention to designate the property at 462 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.5>

On July 22, 2022, Council enacted Designation By-law 932-2022 for the property at 462 Wellington Street West. <https://www.toronto.ca/legdocs/bylaws/2022/law0932.pdf>

At its meeting on July 19, 20, 21 and 22, 2022, Council approved a Zoning By-law Amendment application to permit a 15-storey mixed-use building with retirement residential uses, including independent living, assisted living and memory care units and rooms, office and retail uses at 462 Wellington Street West, and enacted site specific By-law 1047-2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.37>

<https://www.toronto.ca/legdocs/bylaws/2022/law1047.pdf>

At its meeting on July 19, 20, 21, and 22, 2022, Council approved alterations to the heritage property at 462 Wellington Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.48>

A Minor Variance application (A0997/24TEY), to permit the conversion of office uses to retirement residential uses, a minor increase in building height and a reduction in bicycle parking requirements, was approved by the Committee of Adjustment on April 1, 2025.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Wellington Street West between Portland Street and Spadina Avenue. The site is approximately 2,334 square metres in area, with a frontage of 35 metres along Wellington Street West. See Attachment 1 for the Location Map.

Surrounding Uses

The surrounding uses include:

North: Adjacent to the north at 489-539 King Street West, is a 12 to 16-storey mixed-use building currently under construction known as King-Toronto. King Street West to the north is characterized by low to mid-rise buildings with office, retail and residential uses.

South: Opposite the site on the south side of Wellington Street West are 2 to 5-storey office and retail buildings and a large mixed-use development with buildings ranging from 14 to 44 storeys known as the Well. The Draper Street Heritage Conservation District is also to the south and includes a series of single to 3-storey historic brick

homes that date back to the late 19th century and are designated under Part V of the Ontario Heritage Act.

West: Along Wellington Street West, there are a number of mixed-use buildings with office, residential and ground floor retail uses in 5 to 12-storey buildings.

East: Immediately east of the site is the location of a planned City park at 456 Wellington Street West, secured in association with the Well development. Farther east are a number of mixed-use buildings of 2 to 6 storeys with office, residential and retail uses.

THE APPLICATION

Description

The proposed development consists of a 15-storey (52 metres inclusive of mechanical penthouse) mixed-use building with retirement residential uses including independent living, assisted living and memory care units and rooms and retail uses. The existing Northrop and Lyman Company Manufacturing building, a designated heritage building, is proposed to be conserved and incorporated into the new development. A total of 193 dwelling units (59) and rooms (134) are proposed, as well as 1,159 square metres of retail space.

Site Plan Control

A Site Plan Control application was submitted in December 2021 and the review of the application is nearing completion. The Noise Feasibility Study submitted with the Site Plan application identified stationary noise sources from rooftop mechanical equipment on properties at 468 and 488 Wellington Street West (to the west of the subject property) that impact the proposed development at 462 Wellington Street West. The owner of 462 Wellington Street West has requested a noise classification change to address the Ministry of Environment, Conservation and Parks (MECP) noise guidelines.

Additional Information

See attachments 1 and 2 of this Report for the Location Map, and site plan. Detailed project information can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affect a planning matter shall be consistent with the Provincial Planning Statement (2024).

Provincial Noise Guidelines

The Ministry of Environment, Conservation and Parks (MECP) has published guidelines that address noise issues as they relate to land use planning and permitted requirements. These requirements form part of an Environmental Compliance Approval for industrial and institutional establishments, transportation facilities and noise emissions from stationary noise sources located in proximity to sensitive land uses, including residential uses.

In 2013, the Ministry of Environment and Climate Change (now MECP) released "Environmental Noise Guideline, Stationary and Transportation Sources - Approval and Planning (Publication NPC-300)". NPC-300 classifies noise-sensitive receptors by area. The four classes of receptors are as follows: Class 1 - Urban Areas; Class 2 - Suburban/Semi-Rural Areas; Class 3 - Rural Areas; and Class 4 - Infill Areas.

Depending on the receptor area classification, different guidelines for sound limits apply. The Class 4 Area classification was introduced by the Ministry in 2013. It is intended to allow for residential infill and redevelopment in proximity to existing stationary sources of noise, while still protecting residences from undue noise. A Class 4 Area classification allows for higher daytime and nighttime sound level limits than would otherwise be permitted in relation to noise sensitive land uses such as residential dwellings and associated outdoor living areas. Class 4 Areas require formal classification by the land use planning authority. City Council is the relevant land use planning authority.

Official Plan

The site is designated Regeneration Areas in the [Official Plan](#). A broad mix of residential, commercial, light industrial, parks and open space, institutional, home occupation and utility uses are permitted in Regeneration Areas, which are intended to promote reinvestment and revitalization.

Zoning

The site is zoned Commercial, Residential, Employment CRE (x46), under site specific Zoning By-law 1047-2022. A range of residential uses including independent living, assisted living and memory care units, as well as non-residential uses are permitted.

COMMENTS

An Environmental Noise Feasibility Study, prepared by Valcoustics, was submitted in support of the site plan application for 462 Wellington Street West. The Study identified stationary noise sources from the rooftop mechanical equipment (HVAC units and exhaust fans) on properties at 468 and 488 Wellington Street West, both located west of 462 Wellington Street West. The study found that these rooftop mechanical units will impact noise levels for the dwelling units and rooms, as well as the terraces along the west side of the building proposed at 462 Wellington Street West. The Study recommends that a Class 4 Noise Area classification be approved by City Council.

The Noise Study also recommends:

- Central air conditioning systems for all residential units and rooms;
- Upgraded exterior wall and window materials meeting higher Sound Transmission Class (STC) ratings;
- Sound barriers on common outdoor terraces and larger private terraces at the 6th and 7th floors; and
- Warning clauses to be included in agreements and offers of purchase and sale or lease, advising residents and tenants of the proposed development that these lands have been formally classified as a Class 4 Area by the City and that higher sound level limits are permitted.

Community Planning supports the proposed Class 4 designation along with the noise mitigation measures proposed. The owners of the properties at 468 Wellington Street West and 488 Wellington Street West have provided letters of support for the requested noise classification change by the owner of 462 Wellington Street West. The Class 4 designation would address noise impacts to the site from existing buildings at 468 and 488 Wellington Street West. The recommended on-site mitigation measures in the Noise Study will be secured through the Site Plan Control process.

Should City Council classify the lands municipally known as 462 Wellington Street West as a Class 4 Noise Area, City staff will forward a copy of the City Council Decision Document to the Ministry of Environment, Conservation and Parks.

CONTACT

Sue McAlpine, Senior Planner, Community Planning, Tel. No. (416) 392-7622, E-mail: susan.mcalpine@toronto.ca

SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Site Plan and Class 4 Designation Area

Attachment 1: Location Map



Attachment 2: Site Plan and Class 4 Designation Area

