

Toronto Builds: 53 Strachan Avenue and 805 and 805A Wellington Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 30, 2026

To: Planning and Housing Committee

From: Interim Executive Director, Development Review

Ward: 10 - Spadina-Fort York

Planning Application Number: 26 130761 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law; to permit an 8-storey building on the east portion of the site (Building A), and a 28-storey building on the west portion of the site (Building B) at 53 Strachan Avenue and 805 and 805A Wellington Street West. Building A is proposed to include 81 supportive housing dwelling units. Building B building is proposed to include 296 dwelling units of which 60 are proposed as affordable rental housing units. An Official Plan amendment is required to redesignate the east portion of the site from Parks and Open Space Areas to Mixed Use Areas to permit Building A.

This is a City-owned site that is part of the Toronto Builds initiative to develop housing, including affordable housing, on City owned lands.

The Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The proposal conserves a significant heritage building, provides affordable and supportive housing in a contextually appropriate built form, and proposes public realm enhancements in keeping with the Official Plan and the Garrison Common North Secondary Plan.

A report from Heritage Planning with the required approvals under the Ontario Heritage Act is scheduled to be considered by City Council concurrently with this report.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 53 Strachan Avenue and 805 and 805A Wellington Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 16 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 53 Strachan Avenue and 805 and 805A Wellington Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 17 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council amend Schedule D of City of Toronto Municipal Code Chapter 925, Permit Parking, such that, despite anything in the chapter to the contrary, the General Manager, Transportation Services will not accept applications for a permit from residents of, visitors to, or tradepersons for the lands municipally known as 53 Strachan Avenue and 805 and 805A Wellington Street West.

FINANCIAL IMPACT

On May 21 and 22, 2025, City Council adopted item PH21.4 “Toronto Builds – A Policy Framework to Build More Affordable Rental Homes on Public Land”, which included a new policy framework to harmonize the range of rental housing and mixed-income communities on public land and identified 805 Wellington Street West as a Toronto Builds project.

To support the delivery of affordable housing, City Council approved financial incentives for Toronto Builds sites.

The City-owned site addressed in this report (53 Strachan Avenue and 805 and 805A Wellington Street West) is part of the Toronto Builds initiative to develop housing, including affordable housing, on City owned lands, and is thus eligible for the City's financial incentives under the Toronto Builds framework. These incentives are not direct cash payments from the City but rather reflect foregone revenue in the form of waived or exempted fees and charges, including development charges (DCs), parkland dedications, community benefits charges (CBCs) and property taxes.

This Toronto Builds project will have 377 purpose built rental housing units. This includes 81 supportive housing units within Building A, all of which are proposed as affordable units, and 296 dwelling units in Building B, of which 60 are proposed as affordable units. These 141 affordable units are eligible for financial incentives under Toronto Builds framework. The anticipated affordability period, to be secured through a

Contribution Agreement with the Housing Development Office, is at least 40 years (50-year affordability period for 81 supportive/affordable units within Building A as proposed in the item [2026.PH28.7](#) and 40-year affordability period for 60 affordable units within Building B).

The total estimated value of financial incentives, based on 2026 rates, for this Toronto Builds project is \$14,833,838.00 as shown in Table 1. The final value of financial incentives may vary depending on the timing of development applications and eligibility for statutory exemptions from DCs, CBCs and parkland dedication requirements for affordable housing units under section 4.1 of the Development Charges Act, 1997 and/or for non-profit housing development under section 4.2 of the Development Charges Act, 1997, the Planning Act through Bill 23, and the affordability periods ultimately secured through the Contribution Agreements with the Housing Development Office.

Table 1: Estimated financial incentives to the Toronto Builds project

Forgone Fees & Charges	
Estimated Forgone Development Charges (A)	\$5,104,617
Estimated Forgone Parkland Dedication Fees and CBCs (B)	\$2,622,600
Subtotal - Forgone Fees & Charges (A+B)	\$7,727,217
Property Tax Exemption*	
Estimated Net Present Value (NPV) of Property Tax Exemption - City portion	\$6,069,471
Estimated Net Present Value (NPV) of Property Tax Exemption - Education portion**	\$1,037,150
Subtotal - Property Tax Exemption (NPV)	\$7,106,621
Total financial incentives provided (Forgone Fees & Charges and NPV of Property Tax Exemption)	\$14,833,838

* 3% discount rate assumption.

**The education portion is a flow through to the Province, which the City would not collect or remit once the property tax exemption takes effect.

Forgone property tax revenue for the first year in 2028 is estimated to be \$186,012 (NPV), of which \$145,375 represents municipal property taxes and the remaining \$40,637 reflects the provincial education portion of property taxes.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On August 25, 2014, City Council adopted Official Plan Amendment 273 (By-law 1335-2014), the South Niagara Planning Strategy. The Strategy supported a range of housing opportunities and employment uses, expanding park spaces, as well as securing the preservation and adaptive reuse of the area's heritage resources. The Strategy identified 53 Strachan Avenue as a property with heritage potential. The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2014.PG35.4>

On December 16, 2020, City Council adopted motion MM27.33 - 53 Strachan Avenue (805A Wellington Street West and 805 Wellington Street West) - City Initiated Official and Zoning By-law Amendments to request staff to advance the redevelopment of a portion of the site through City-initiated planning applications and community consultations, with the objective of delivering a new supportive housing facility and to continue to accommodate the existing community garden. The member motion supporting this request recognized the potential heritage value of the former John B. Smith and Sons building and sought the inclusion of Heritage Planning in the consideration of development of the property. City Council's decision can be found here: [Agenda Item History - 2020.MM27.33](#)

On May 22, 2025, City Council adopted PH21.4 – Toronto Builds – A Policy Framework to Build More Affordable Rental Homes on Public Land. This report proposes a new policy framework to guide the development of a range of new rental homes within mixed income communities on City land and identifies 805 Wellington Street West as a Toronto Builds project. The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

On July 24, 2025, City Council adopted EX25.1 Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity. This report outlines the Housing Delivery Governance Framework that applies to Toronto Builds projects. The City Council decision can be found here: <https://secure.toronto.ca/council/agendaitem.do?item=2025.EX25.1>

On March 25 and 26, 2026 City Council adopted Item - 2026.PH28.11 and stated its intention to designate the property at 53 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act (Designation By-law 521-2026). The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH28.11>

On March 25 and 26, 2026 City Council adopted Item - 2026.PH28.7 and authorized the Executive Director, Corporate Real Estate Management, to negotiate, approve and execute a lease with Homes First Society or a related entity; the Executive Director Housing Secretariat to negotiate and execute a Contribution Agreement with the Homes First Society or a related entity, for 805 Wellington Street West - Building A; and to execute any security or financing documents required by the Homes First Society to secure conventional financing for 805 Wellington Street West - Building A. The City Council decision can be found here: [Agenda Item History - 2026.PH28.7](#)

On May 20 and 21, 2026 City Council adopted Item 2026.PH30.6 Building Toronto's Housing Future - Housing Development Office Annual Toronto Builds Update and Three-Year Work Plan that included the proposed development of Buildings A and B under the Toronto Builds Housing Program. The City Council decision can be found here: [Agenda Item History - 2026.PH30.6](#)

THE SITE AND SURROUNDING LANDS

Description

53 Strachan Avenue and 805 and 805A Wellington Street West is on the southeast corner of Strachan Avenue and Wellington Street West. The site is irregularly shaped, with an area of 5,900 square metres. There are two vacant buildings on the site, a former lumber planing mill, known as the Strachan House, and a former stable building known as the Maple Green Building.

The Strachan House is designated under Part IV of the Ontario Heritage Act through designation By-law 521-2026. In 1996, the planing mill was converted into a supportive housing facility (Strachan House) and was operated by the Home First Society until 2022.

The Garrison Flats Community Garden is east of the Maple Green building. There is also Toronto Water infrastructure in the southwest corner of the site, south of the Strachan House, including two large combined force main sewers and chamber, a large watermain as well as a utility tunnel and shaft, considered critical infrastructure. See Attachment 1 for the Location Map.

Surrounding Uses

North: Mid-rise non-residential buildings with office, personal service, retail store, eating establishment, and software development and processing uses and residential buildings ranging in height from 6 to 11 storeys. East of these buildings is Stanley Park South.

South: Immediately adjacent is the Metrolinx Rail corridor used by GO Transit's Milton, Kitchener, and Barrie services, as well as the UP Express. The rail corridor is approximately 8 metres lower than the site, and is grade-separated running below Strachan Avenue. South of the rail corridor are residential buildings ranging in height from 25 to 39 storeys and a park at 10 Ordnance Street (Ordnance Park).

East: Immediately adjacent is a park currently known as 801 Wellington Street West (referred to as South Stanley Park Extension). Further east is a City work's yard, the Wellington Destructor site and the development approved at 2 Tecumseth Street that includes four buildings ranging in height from 12 to 40 storeys.

West: Residential buildings ranging in height from 5 to 16 storeys.

THE APPLICATION

Description

The application proposes two buildings on the site, an 8-storey building (31 metres including mechanical penthouse), on the east portion of the site (Building A), and a 28-storey building (96 metres including mechanical penthouse) on the west portion of the site (Building B). The heritage designated Strachan House is proposed to be integrated into the base of Building B.

377 purpose built rental housing units are proposed. This includes 81 supportive housing units within Building A, all of which are proposed as affordable units, and 296 dwelling units in Building B, of which 60 are proposed as affordable units. Seven home occupation units are also proposed in Building B, as well as 280 square metres on the ground floor proposed for either amenity space or retail uses.

The application also proposes a courtyard space situated between Buildings A and B that would be shared between buildings and designed to accommodate vehicular, pedestrian and cyclist access, as well as green infrastructure and social space. The community garden is proposed to be relocated east of the supportive housing building within the adjacent park at 801 Wellington Street West. The development is proposed to be phased with the supportive housing Building A to be constructed in Phase 1.

Building B has been revised since the initial submission. Changes include a reduction in height to 28 storeys (101 to 96 metres), an increase in height for the southern and eastern portions of the podium from 3 to 6 storeys (12 to 22 metres), and a reduction in the number of dwelling units from 301 to 296 within this building.

Density

The proposal has a density of 6.1 times the area of the lot.

Residential Component

Building A - supportive housing building - 81 supportive rental dwelling units: 63 studio units (78%), and 18 one-bedroom units (22%),

Building B - 296 rental dwelling units: 28 studio (9%), and 132 one-bedroom (45%), 106 two-bedroom (36%), and 30 three-bedroom units (10%). Seven of these units are proposed as home occupation units facing Wellington Street West.

Non-Residential Component

The proposal includes 280 square metres of flexible space on the ground floor of Building B providing opportunity for either amenity space or retail uses along Wellington Street West.

Access, Parking and Loading

Proposed is 14 vehicular parking spaces, including 5 visitor and 9 resident parking spaces; 332 bike parking spaces including 272 long-term and 60 short-term provide bike parking spaces; and 2 loading spaces. Access to the parking and loading is proposed via a driveway from Wellington Street West.

Additional Information

See Attachments 2 to 11 of this report for the Application Data Sheet, Location Map, site plan, ground floor plan, elevations, and 3D massing views of the proposal. 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:

www.toronto.ca/805WellingtonStW

Reasons for Application

An Official Plan amendment is required to redesignate the east portion of the site from Parks and Open Space Areas to Mixed Use Areas to permit the 8-storey supportive housing building. A Zoning By-law amendment is required to permit the proposed housing uses on the site and to establish appropriate development standards for the proposed development, including building heights and setbacks, and parking and loading requirements.

APPLICATION BACKGROUND

The application was submitted on March 19, 2026 and deemed complete on April 10, 2026 satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/805WellingtonStW.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The west portion of the site is designated Mixed Use Areas and the east portion of the site is designated Parks and Open Spaces Areas (Parks) on Land Use Map 18 of the Official Plan. The Mixed Use Areas designation permits a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Parks and Open Space Areas are the parks and open spaces, valleys, watercourses and ravines, golf courses and cemeteries that comprise the green space networks in Toronto.

See Attachment 12 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area or a Major Transit Station Area.

Secondary Plan

The site is within the Garrison Common North Secondary Plan, in the area identified as the South Niagara Area. The policies of the Secondary Plan provide for mid-rise buildings on the west portion of the site and park uses on the east portion of the site. The policies of the Secondary Plan encourage a variety of residential unit sizes, tenures and levels of affordability including units that can accommodate families with children. The heritage policies of the Secondary Plan promote the retention, conservation and reuse of heritage buildings within the South Niagara Area. The Secondary Plan also encourages the conservation and expansion of the community gardens within the Park and new connections within the Park and along the south side of the site. See Attachment 13 of this report for Secondary Plan Map 14-5 Built Form and Heights.

Zoning

The site has two zone categories and is under two separate by-laws. The west portion the site is zoned E (Employment Industrial) under Zoning By-law 569-2013. The Employment Industrial zoning category permits a wide range of manufacturing, industrial and warehouse uses, including open storage uses, as well as other uses such as parks, public service uses, retail stores, eating establishments and vehicle repair shops and services. The east portion of the site is zoned G (Park) under former City of Toronto Zoning By-law 438-86. Park and recreation uses, as well as child care centres are permitted within the G zone. See Attachment 15 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Toronto Builds

The Toronto Builds Policy Framework establishes policies to guide the development of new housing on City land. The site has been identified by City Council as a Toronto Builds site and is subject to the Toronto Builds development requirements:

- City-owned land will be retained in public ownership and will be developed by offering 40 to 99-year leases to developers and/or operators to facilitate securing financing and developing new housing.
- Projects on City-owned land will deliver projects with the residential component being 100% purpose-built rental housing in tenure.
- Across the Toronto Builds Portfolio, a minimum of 30% of residential units must be affordable rental housing with no individual project providing less than 20% affordable rental housing.
- Affordable rental homes must meet the City's Rental Housing Supply Program definition of affordable rental housing, which aligns with the City's Official Plan income-based definition. 20% of affordable units in Toronto Builds Projects must be made available for tenants in receipt of housing benefits to create rent geared-to-income housing opportunities (subject to availability of funding). Affordability must be maintained for a minimum of 40 years and for the duration of any lease. All affordable rental homes must be rent controlled at the Provincial Rent Increase Guideline as set annually by the Province, up to the maximum allowable affordable rent.
- 20% of new affordable rental homes, and 15% of market rental homes, must be accessible, meeting Ontario Building Code requirements for barrier-free.
- All affordable rental units (regardless of whether they are operated by non-profit partnerships or for-profit organizations) will be accessed through the City's centralized affordable housing access system.
- Toronto Builds projects must meet TGS Version 4, Tier 2, or the relevant TGS in place at the time of the zoning by-law amendment application (whichever is higher), and must be built with low carbon, fossil-fuel free primary HVAC systems, and all-electric appliances in individual units.
- To ensure projects will advance complete communities, contribute to amenities, community services and facilities, and public infrastructure, adequate funding will be identified within the City's Budget to fund these important amenities in Toronto Builds projects while maintaining viability of the affordable rental homes. Delivery of

these amenities can also be enabled by the appropriate distribution of City land to a variety of uses, for example parkland.

PUBLIC ENGAGEMENT

Community Consultation

Two pre-application pop-up events were hosted by the applicant on March 9, 2026 and March 23, 2026. The pop-up events had information about the proposal on display boards, and members of the applicant's team and Community Planning staff were available to answer questions.

On April 15, 2026, a community consultation meeting took place hosted by Community Planning and the applicant. The meeting included an open house at the beginning and end of the meeting, as well as formal presentations by City staff and the applicant. Approximately 60 people participated as well as the applicant and the Ward Councillor. Following the presentations, there was a question and answer period.

Comments and issues raised at the pop-up events and community meeting included:

- Support for the proposed affordable and supportive housing including comments that more affordable housing should be considered.
- Concern that the 30-storey building would not fit into the community and concerns about impacts from the height including shadow impacts, particularly on Stanley Park South, as well as the impact of additional density on existing schools, transit and services.
- Concerns with traffic impacts from the proposal, and existing congestion in the neighbourhood.
- Many supported the conservation of the Strachan House, while some felt the cost of conservation would reduce the amount of affordable housing that could be provided.
- The community garden was noted as an extremely important community asset. Concern about the loss of plants with the relocation of the garden and request that there be consideration to providing some space on site for the community garden.
- Concern with the cumulative impacts of development within the larger area on services, traffic and schools.

Parks and Recreation also engaged the Garrison Flats Community Garden (GFCG) members. Four engagement sessions were held with the GFCG:

- an information session held in March of 2025 to provide information on the proposed development, and opportunity for comments and questions; and
- three design workshops for the new community garden were held throughout 2025 where GFCG members provided input on the layout and design of the garden, as well as features and amenities, most important to GFCG members including storage, fencing, furnishings and pathways.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee, for this application, as these submissions are broadcast live over the internet and recorded for review.

The issues raised through the community consultation process have been considered through the review of the application.

COMMENTS

Provincial Planning Statement (PPS) 2024 and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposal consists of two main residential components. The 28-storey purpose built rental building (Building B) proposed on the west portion of the site is permitted within the Mixed Use Areas designation. The supportive housing building (Building A) proposed on the east portion of the site, in the area currently occupied by the Maple Green building and the community garden, is designated Parks and zoned for park uses. The Official Plan amendment proposes to redesignate the east portion of the site from Parks to Mixed Use Areas and to rezone this area of the site from a Parks (G) zone to a Commercial Residential (CR) zone to permit the proposed 8-storey supportive housing building.

The site was the subject of a previous Official Plan Amendment approved by Council in 2014, as a result of the South Niagara Planning Study. The west portion of the site occupied by the Strachan House was designated as Mixed Use Areas in support of the shelter that was located in the Strachan House. The east portion of the site, occupied by the Maple Green Building and community garden, was designated as Parks and Open Space Areas to protect the opportunity to accommodate the landing of the Fort York/Garrison Crossing pedestrian bridge. At that time Parks and Recreation staff were also asked to explore the adaptive reuse of the Maple Green Building. The Maple Green Building property, while designated Parks, has never functioned as public parkland and is not part of the City's park portfolio.

Since the redesignation, Parks and Recreation determined that the land was not required for the Garrison Crossing bridge and did not pursue the reuse of the Maple Green Building. The 805 Wellington Street West parcel was not included in the public consultations over the past two years for the development of the park at 801 Wellington Street West and connection south to 10 Ordnance Street across the existing pedestrian bridge. Construction for these two large parks is anticipated in Spring 2027.

Staff consider the redesignation of the east portion of the site appropriate to permit the development of the supportive housing building. The property would remain in City-ownership, with the new building leased to the Homes First Society.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposal would result in a total of 377 purpose built rental dwelling units. This includes 296 rental units in Building B, of which 60 are proposed as affordable rental units with a unit mix that meets the Growing Up Guidelines, providing 35 percent 2-bedroom units and 10 percent 3-bedroom units. It also proposes 81 supportive housing units in Building A, including 63 studio and 18 one-bedroom units, all of which would be affordable housing units.

The proposed development also meets the City's Toronto Builds Policy Framework by delivering a range of housing on City land, through CreateTO, and with partnership with private sector or non-profit organizations as developers and/or operators, to create mixed-income and complete communities while prioritizing delivery of a range of rental homes.

Height and Massing

The built form policies of the Official Plan provide that new development should fit within its existing and planned context, and limit its impact on neighbourhood streets, parks, open spaces and properties. The policies of the Official Plan provide that the location and massing for new buildings should achieve transitions between areas of different development intensity and scale.

Building A will meet all required setbacks and will not negatively impact the utility of the adjacent park to the east. The project has been designed to frame the park edge and setback 5 metres from the park. Ground floor uses including amenity spaces are proposed adjacent to the park. The community garden is proposed to be relocated into the park east of Building A. A walkway is also proposed on the south side of the building connecting the site to the park.

Through the review of the application, City staff requested that the applicant consider changes to the massing of Building B, including reducing the height of the tower to reduce shadow impacts on the Stanley Park South and changes to the massing of the podium. The revised proposal includes a reduction of the overall height of Building B from 30 to 28 storeys, (101 to 96 metres), and an increase in the southern and eastern podium height from 3 to 6 storeys (12 - 22 metres) east and south of the proposed tower.

Staff consider the proposed building heights and massing appropriate for this site. The proposed height of Building B is appropriate in the context that includes taller buildings ranging from 25 to 39 storeys situated to the south of the rail corridor in the Ordnance Triangle and to the east at 2 Tecumseth Street, where 31 and 40 storey towers as well as mid-rise buildings are approved. Overall, the development achieves a transition in

height and density from areas of higher scale and intensity to the south and east, to the mid-rise buildings north of Wellington Street West, consistent with the Official Plan. The reduction in the height of the tower also reduces the shadow impacts on Stanley Park South. The 28-storey building on the west portion of the site and the 8-storey building on the east portion of the site also provides an appropriate transition in height down to the park consistent with the Garrison Common North Secondary Plan.

Staff worked closely with the applicant in determining the location and design of the tower and the massing of the podium. The existing heritage building is proposed to be conserved within the base of Building B, with a 3-storey addition proposed above the base building, to the east and south of the tower, creating a vertical separation between the heritage building and the tower. The tower is proposed to step back 4 metres from the base building along Wellington Street West, 29 metres along Strachan Avenue and 8 metres along the east side of the building. The vertical separation of the tower from the heritage base building, along with the large tower step back from Strachan Avenue, ensure that the prominence and legibility of the existing heritage building is maintained within the new development consistent with the Official Plan.

Heritage Conservation

A Heritage Impact Assessment was submitted and has been reviewed by Heritage Planning staff. The application proposes a rehabilitation approach to conserving the Strachan House with targeted in-situ retention of the north facade proposed. Dismantling and reconstruction of the full west and partial east and south facades is proposed, allowing portions of each elevation of the heritage building to be visible from the public realm and along the rail corridor. The existing 3-storey brick smokestack located on the interior of Strachan House is proposed to be reconstructed within the entrance atrium and will be visible from the public realm through the windows as seen from Wellington Street West and the future pedestrian connection. Other interior attributes that cannot be retained are proposed to be commemorated.

The Maple Green Building is proposed to be demolished. This building is not included in the property's statement of value, and does not contain heritage attributes. The Heritage Impact Assessment notes the applicant is exploring the potential for its deconstruction for material salvage.

The proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property in line with the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies, and the impacts of the proposed alterations and demolitions are appropriately mitigated through the conservation strategy. A report from Heritage Planning with the required approvals under the Ontario Heritage Act is scheduled to be considered by City Council concurrently with this report.

Public Realm

Staff are satisfied that the proposal conforms to applicable public realm policies of the Official Plan and the Garrison Common North Secondary Plan. The streetscapes surrounding the site are not currently well activated and there are relatively few

entrances into the large heritage building. Home occupation units are proposed fronting Wellington Street West, as well as either amenity space or retail space on the ground floor facing Wellington Street West to activate the street.

The application also proposes a shared courtyard space between Buildings A and B, and a pedestrian connection from the courtyard to the south and east connecting into the park. The Secondary Plan identified a trail connection along the rail corridor between the Park and Strachan Avenue. Due to grade changes and the Toronto Water infrastructure, this direct connection is not possible. Instead, the connection is proposed to be located between the buildings, providing residents with a convenient route to the park, and greater connectivity within the public realm.

The buildings are proposed to be set back approximately 10 metres or more from the rail corridor providing opportunity for access to the Toronto Water infrastructure located in the southwest corner of the site, as well as space for trees and other landscape plantings, seating, and a walkway. The Garrison Flats community garden is proposed to be relocated along the western edge of the park with Building A setback 5 metres from the park edge.

Shadow Impact

The proposal adequately limits shadows on the public realm and surrounding properties. Shadows exclusive to the development extend to the southwest corner of Stanley Park South at 3:18 p.m. and move off the park by 5:18 p.m. The shadow study indicates an improved condition with Building B at 28 storeys as compared to the original 30 storey proposal: at 30 storeys shadows extended further into the park, including shadowing more of the off-leash dog area in the southwest corner of the park, which was noted as a concern by residents. With Building B at 28 storeys, conditions in the off-leash dog area are improved. The majority of the park, including the play field and playground, is not impacted by shadows from the proposed development.

The community garden was identified as a much valued community asset and residents noted that ensuring appropriate light levels for the relocated garden was important. The shadow study indicates that there are no shadow impacts on the park at 801 Wellington Street West (South Stanley Park Extension) including the area proposed for the community garden in the morning hours during the Spring or Fall equinoxes or on June 21. Shadows exclusive to the development move into the park in the area of the relocated community garden at 1:18 p.m. moving through the park in the afternoon and early evening.

Wind Impact

The Wind Study submitted in support of the application found that wind impacts on surrounding sidewalks, properties, park and building entrances are acceptable for the anticipated use of the spaces without the need for mitigation. The amenity terraces may require wind mitigation measures to maximize usability throughout the year.

Servicing

Staff have reviewed the Functional Servicing and Stormwater Management Report submitted in support of the application and have advised that additional information is required in relation to the capacity of the combined sewer and storm sewer systems. Additional information has been submitted and is under review by Engineering Review staff. Should it be determined that municipal infrastructure upgrades are required to support the development, the owner or applicant would be required to enter into a financially secured agreement to secure the construction of any improvements to the municipal infrastructure. Staff recommend that a holding symbol be included in the Zoning By-law until the servicing information is determined to be acceptable.

Toronto Water Infrastructure

The development has been designed to protect the Toronto Water infrastructure that is located in the southwest corner of the site, below and above grade. The new construction on the east side of the Strachan Building will be set back 10 metres from the utility shaft chamber to provide adequate space for maintenance equipment to access the chamber, and an access driveway is proposed along the south side of the site to enable maintenance vehicles to reach the chamber, sanitary force mains, watermains and other utilities in this area.

Traffic Impact

Transportation Review staff accept the conclusions of the Transportation Impact Study submitted in support of the application that indicates that the proposal's impacts on the area's transportation network are anticipated to be minimal under future conditions.

Access, Vehicular and Bicycle Parking and Loading

Access for both buildings is proposed via a shared driveway from Wellington Street West connecting to parking at grade within Building B and in the courtyard. Transportation Review staff accept the proposed supply of 9 accessible resident parking spaces, 5 visitor parking spaces, and 422 bicycle parking spaces including, 345 long-term and 77 short-term bike parking spaces. Transportation Review staff accept the proposed Type 'G' loading space in Building B and Type 'C' loading space in Building A. As the development is proposed to be phased with Building A advancing as Phase 1, Solid Waste staff have requested that an interim Type 'G' loading space be required to address waste collection requirements for Building A until such time as Building B is constructed.

Parkland

This proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30 of the Toronto Municipal Code as approved by Council in May 2025. <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

Garrison Flats Community Garden

Parks and Recreation staff have worked closely with the members of the Garrison Flats Community Garden (GFCG) in the relocation and design of the community garden in the park at 801 Wellington Street West, including forming a Working Group with garden members. The design of the community garden is ongoing and is a part of the overall park design process.

The existing community garden is approximately 1,300 square metres in size and has 56 planting beds. In the current design, the new community garden is approximately 1,000 square metres and has 56 planting beds. The number of beds could be increased by the GFCG. Parks staff are continuing to refine the garden design in collaboration with the GFCG and anticipate that the design will be completed in Fall 2026. The installation of the relocated community garden is part of the overall park construction planned to begin in Spring 2027.

Tree Preservation

The Arborist Report submitted in support of the application identifies 35 trees on the site or within 6 metres of the site, 21 of which are subject to the City's Street Tree and Private Tree By-laws. This includes 17 private trees on the site, 13 street trees on Wellington Street West and Strachan Avenue and 6 park trees. The private trees on site and 8 street trees are proposed to be removed along the Wellington Street West frontage of the site. A total of 27 trees are proposed to be planted including 9 street trees and 18 trees on the site.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed draft Zoning By-law include:

- i. The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer and storm sewer systems and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- ii. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure

identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or

(b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Rail Safety

A Rail Safety Report was submitted in support of the application and has been reviewed by Metrolinx and the City's Peer reviewer. The report assesses the risk profile of the rail corridor to the site and summarizes the mitigation measures that are proposed as part of the application to ensure compatibility between the rail corridor and the proposed development. The tracks are 7.5 to 8 metres below the level of the site and Strachan Avenue is grade separated with the corridor running below the street.

The application proposes a reduction to the established rail setback of 30 metres, set out in the Federation of Canadian Municipalities - Rail Proximity Guidelines. A rail setback of 25 metres is proposed, achieved through a combination of horizontal and vertical measures, as well as the 7.5 to 8 metre high retaining wall supporting the grade separation. Metrolinx has advised that the proposed setback is acceptable, however, limitations on the uses will be required for areas of the building situated within the setback area, with no sensitive uses permitted in this setback area. Metrolinx will also require noise mitigation measures, an environmental easement for operational emissions, and applicable warning clauses to be incorporated at the site plan stage. The City's peer reviewer has also advised that the reduced setback, along with the existing retaining wall, as rail safety measures, are appropriate with no additional rail safety measures recommended.

Noise and Vibration

A Noise Impact Study was submitted in support of the application. The Study identifies as noise sources road traffic in the study area; rail traffic noise sources including the CN, VIA, UP Express, and GO Transit rail lines adjacent to the south, and stationary sources associated with equipment on surrounding buildings. As a result of these noise sources, the study recommends mitigation including noise attenuation measures in amenity spaces; upgraded wall materials and window glazing assemblies for the south, east and west façades of Buildings A and B; installation of central air-conditioning in all suites; and the inclusion of noise warning clauses in Lease and or/Purchase and Sale Agreements in relation to transportation sound levels at the building façade and proximity to the rail corridor.

A Vibration Impact Study was submitted in support of the application. The Vibration Study found that vibration levels are at or below the accepted criterion and no mitigation measures for vibration were recommended. However, the study notes that there could be alterations or expansions to the railway facilities or operations in the future and recommends that warning clauses be included in Lease and/or Purchase and Sale Agreements in relation to vibration attenuation measures.

Toronto Green Standard

As a Toronto Builds project, the development must meet TGS Version 4, Tier 2, or the relevant TGS in place at the time of the zoning by-law amendment application (whichever is higher), and must be built with low carbon, fossil-fuel free primary HVAC systems, and all-electric appliances in individual units. The applicant is encouraged to exceed the Tier 2 requirement to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024). The proposal conforms with the Official Plan, particularly as it relates to the provision of affordable and supportive housing, a built form that is contextually appropriate and conserves heritage resources, and public realm enhancements that will activate the streets and add to the system of parks and open spaces in the neighbourhood. Staff recommend that Council approve the Official Plan and Zoning By-law Amendment application.

CONTACT

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

Josh Estrella, Assistant Planner, Community Planning, Tel. No. (416) 338-7697 E-mail: Josh.Estrella@toronto.ca

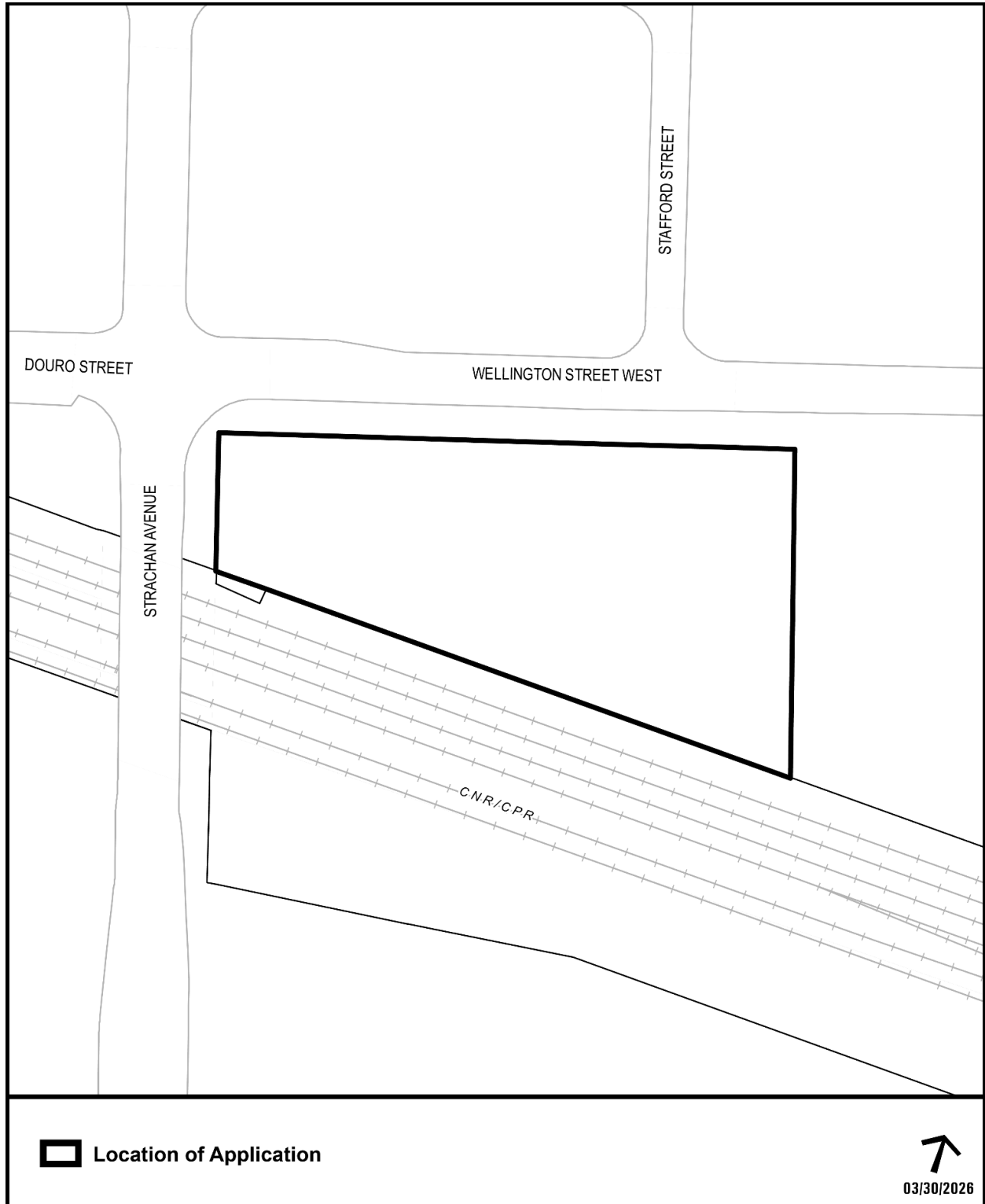
SIGNATURE

Oren Tamir
Interim Executive Director
Development Review

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Site Plan
Attachment 4: Ground Floor Plan
Attachment 5: Building A North and South Elevations
Attachment 6: Building A East and West Elevations
Attachment 7: Building B North Elevation
Attachment 8: Building B South Elevation
Attachment 9: Building B East Elevation
Attachment 10: Building B West Elevation
Attachment 11: 3D Massing Model View Looking Southeast
Attachment 12: 3D Massing Model View Looking Northwest
Attachment 13: Official Plan Land Use Map 18
Attachment 14: Garrison Common North Secondary Plan Map 14-5 Built Form and Height
Attachment 15: Existing Zoning By-law Map
Attachment 16: Draft Official Plan Amendment
Attachment 17: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 53 Strachan Avenue and 805 and 805A Wellington Street West
Date Received: June 24, 2025
Application Number: 26 130761 STE 10 OZ
Application Type: OPA and Rezoning
Project Description: Toronto Builds project including an 8-storey supportive housing building with 81 dwelling units and a 28-storey rental building with 296 dwelling units including 60 affordable housing units

Applicant	Agent	Architect	Owner
CreateTO	CreateTO	DTAH Architects	City of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Parks and Open Space Areas	Site Specific Provision: Garrison Common North Secondary Plan
Zoning:	E and G	Heritage Designation: Y
Height Limit (m):	18	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	5,530	Frontage (m):	117	Depth (m):	234
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,622	1,089	1,857	2,946
Residential GFA (sq m):			33,909	33,909
Non-Residential GFA (sq m):			0	0
Total GFA (sq m):			33,909	33,909
Height - Storeys:			8 & 29	8 & 28
Height - Metres:			31 & 96	8 & 28

Lot Coverage Ratio (%)	53	Floor Space Index:	6.1
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	33,909	
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			377	377
Freehold:				
Condominium:				
Other:				
Total Units:			377	377

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		91	150	106	30
Total Units:		91	150	106	30

Parking and Loading

Parking Spaces:	14	Bicycle Parking Spaces:	422	Loading Docks:	2
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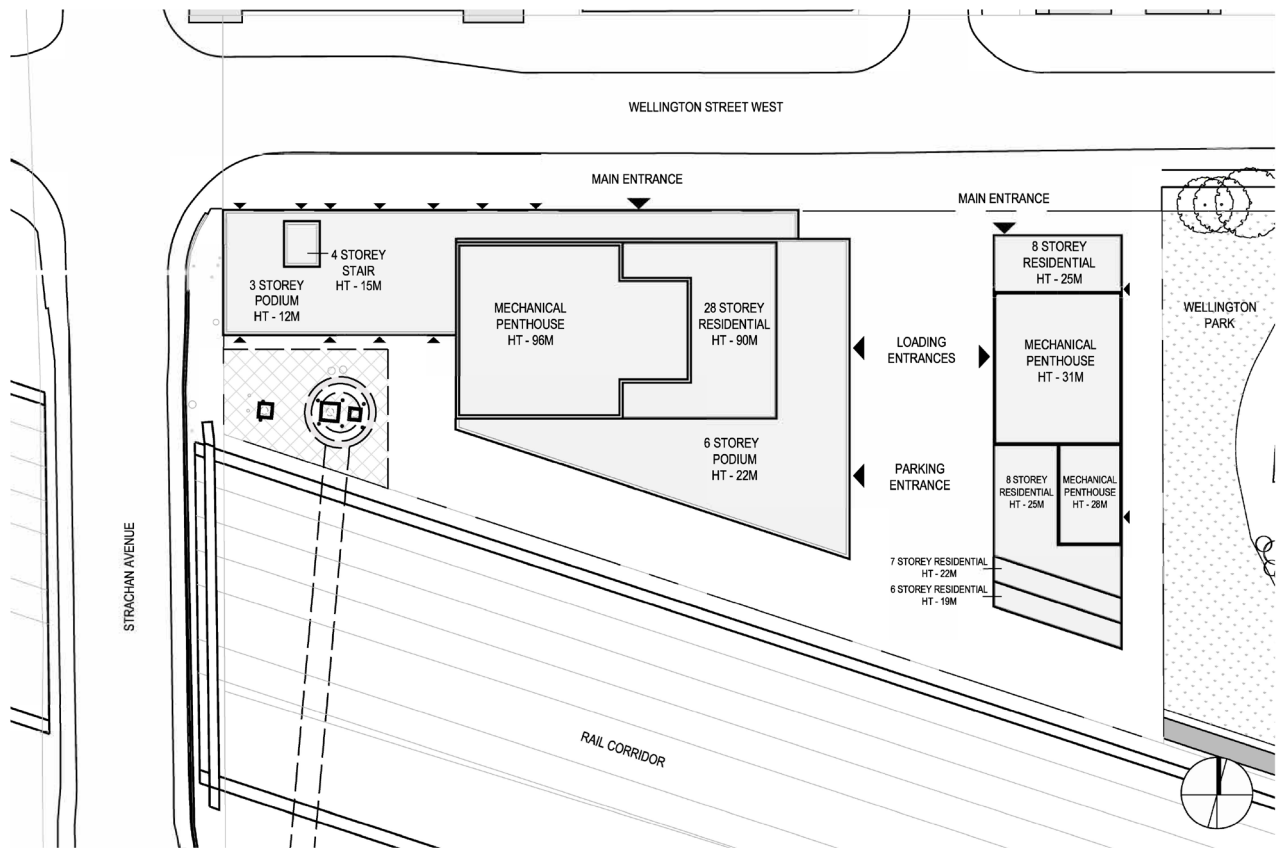
CONTACT:

Sue McAlpine, Senior Planner, Community Planning

(416) 392-7622

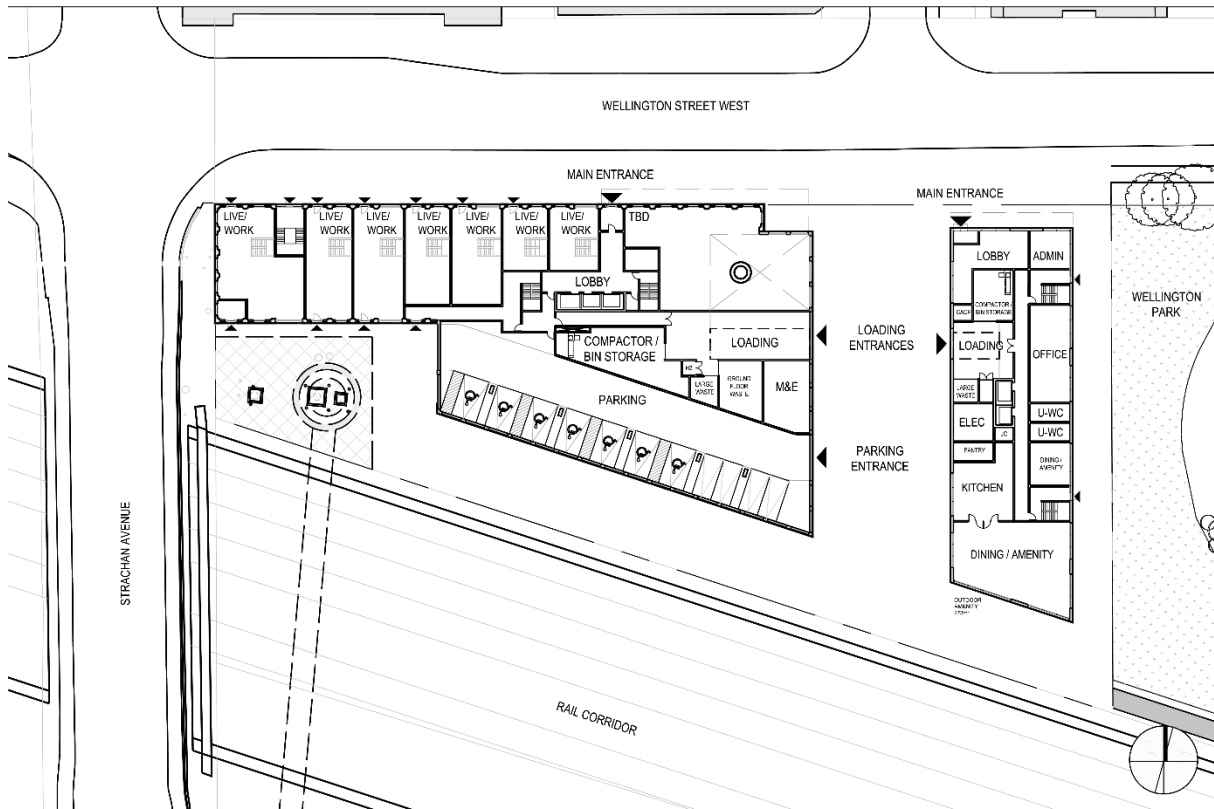
Susan.Mcalpine@toronto.ca

Attachment 3: Site Plan



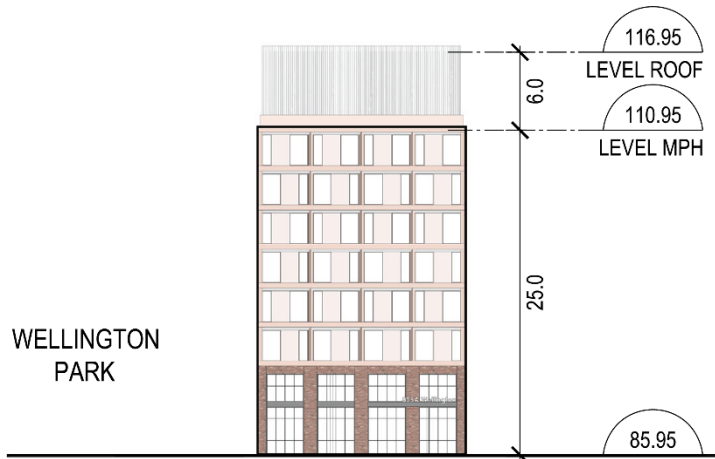
Site Plan

Attachment 4: Ground Floor Plan

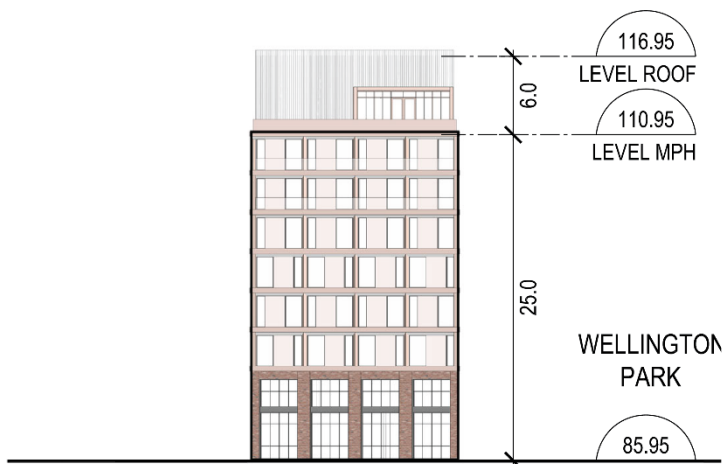


Ground Floor Plan

Attachment 5: Building A North and South Elevations

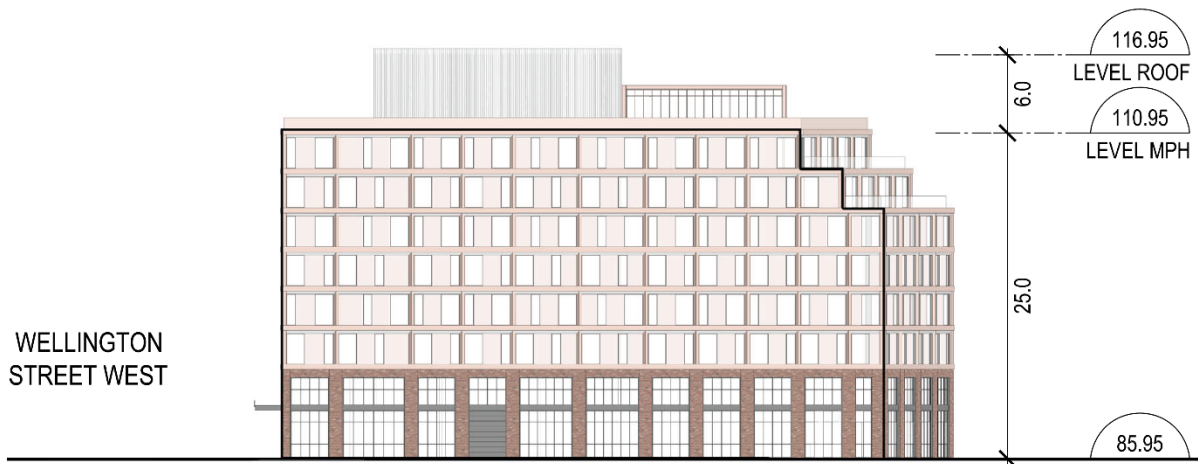


Building A: North Elevation

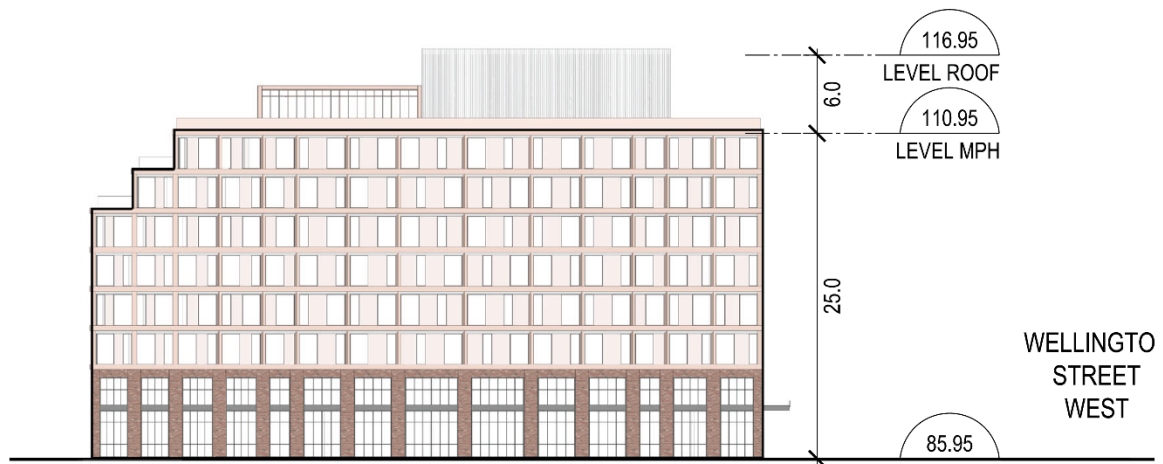


Building A: South Elevation

Attachment 6: Building A East and West Elevations

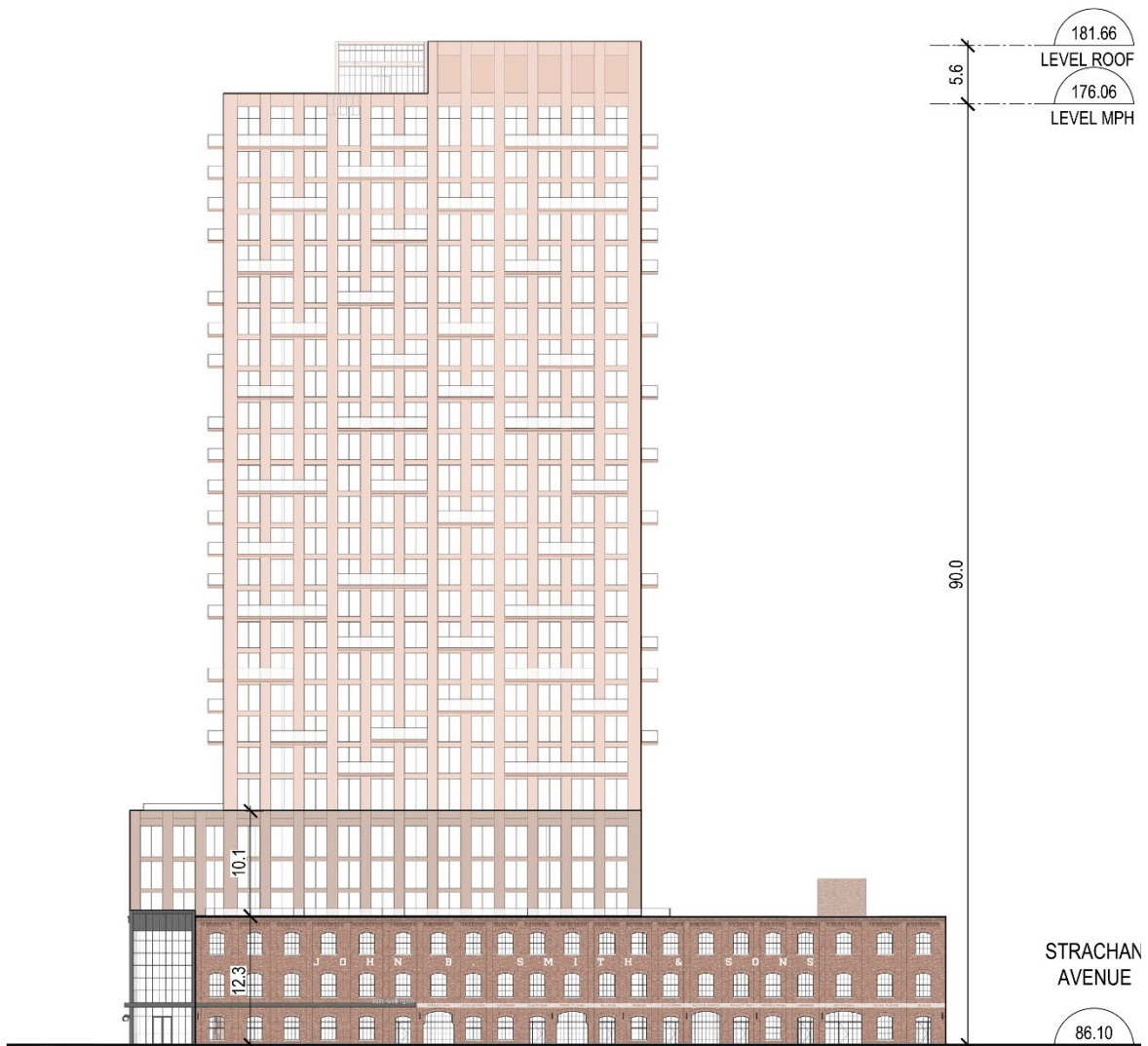


Building A: West Elevation



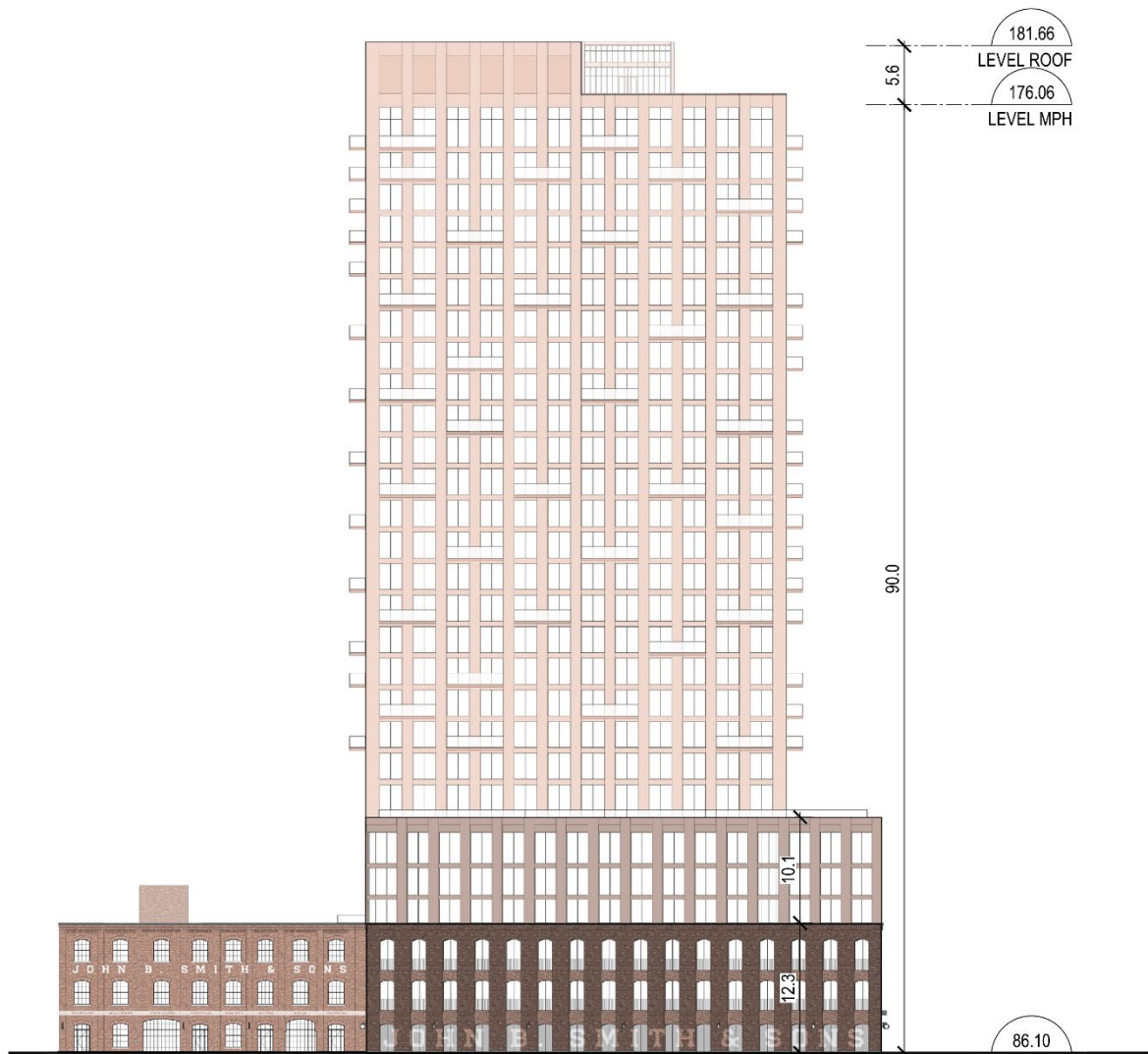
Building A: East Elevation

Attachment 7: Building B North Elevation



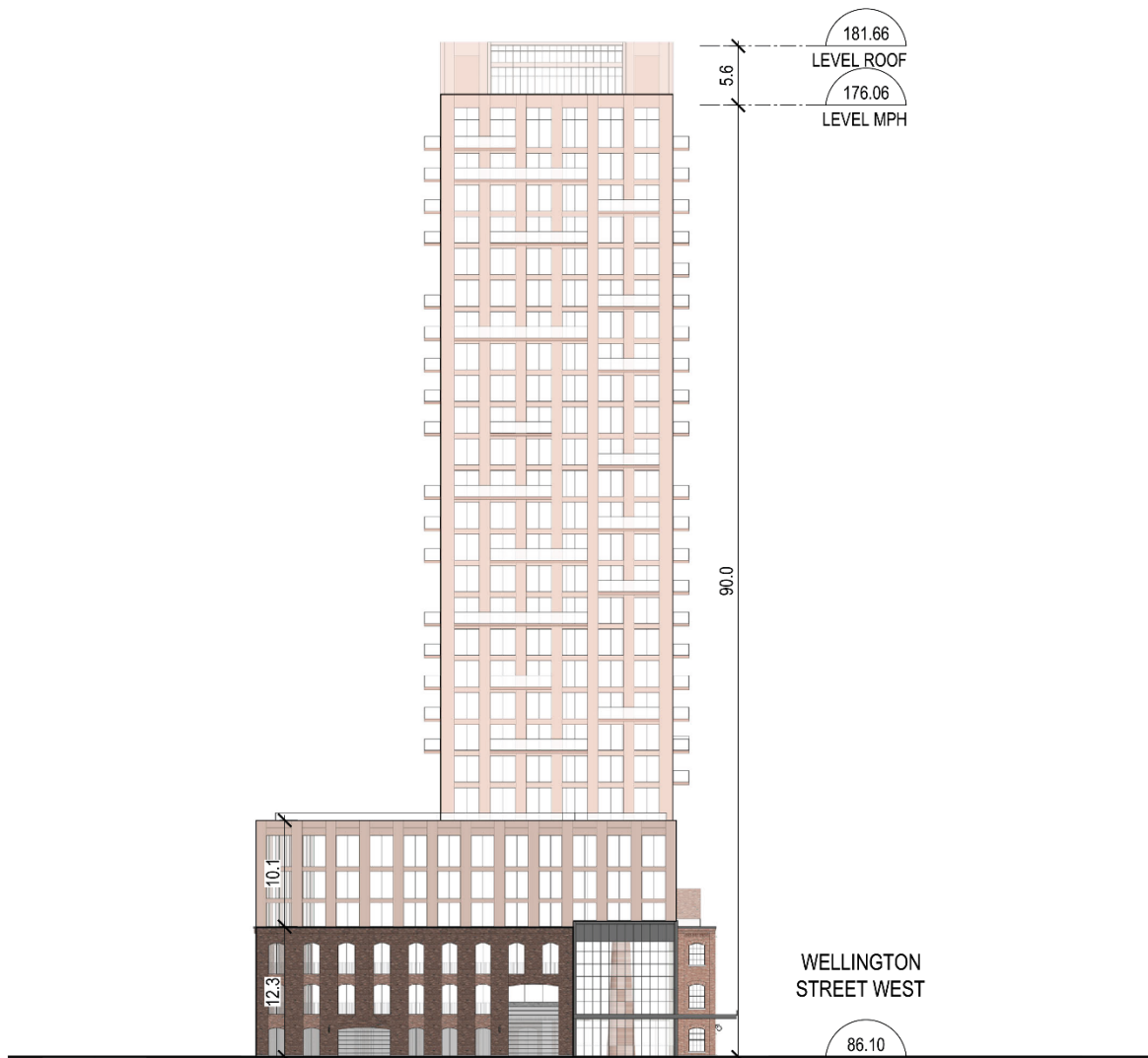
Building B: North Elevation

Attachment 8: Building B South Elevation



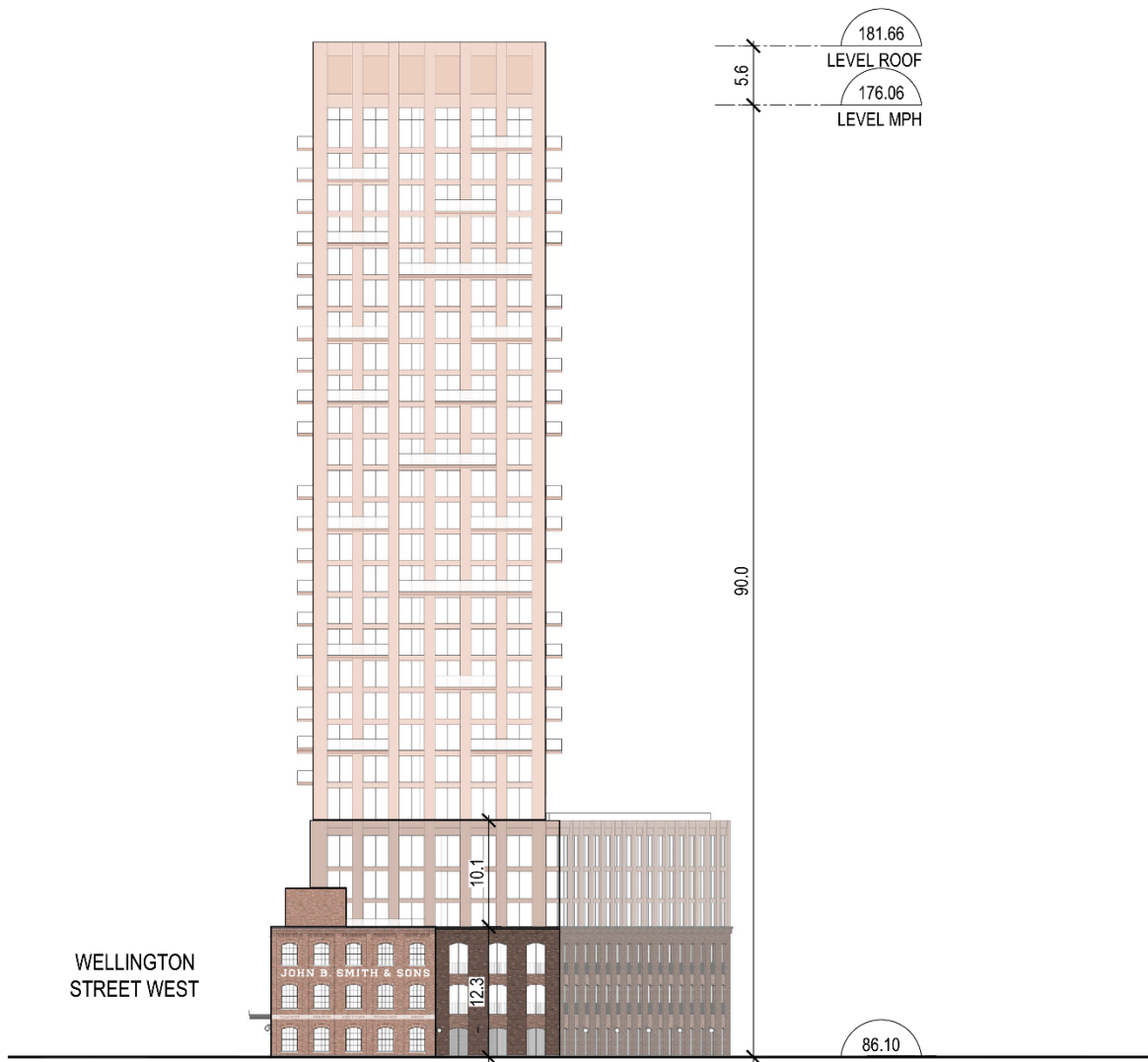
Building B: South Elevation

Attachment 9: Building B East Elevation



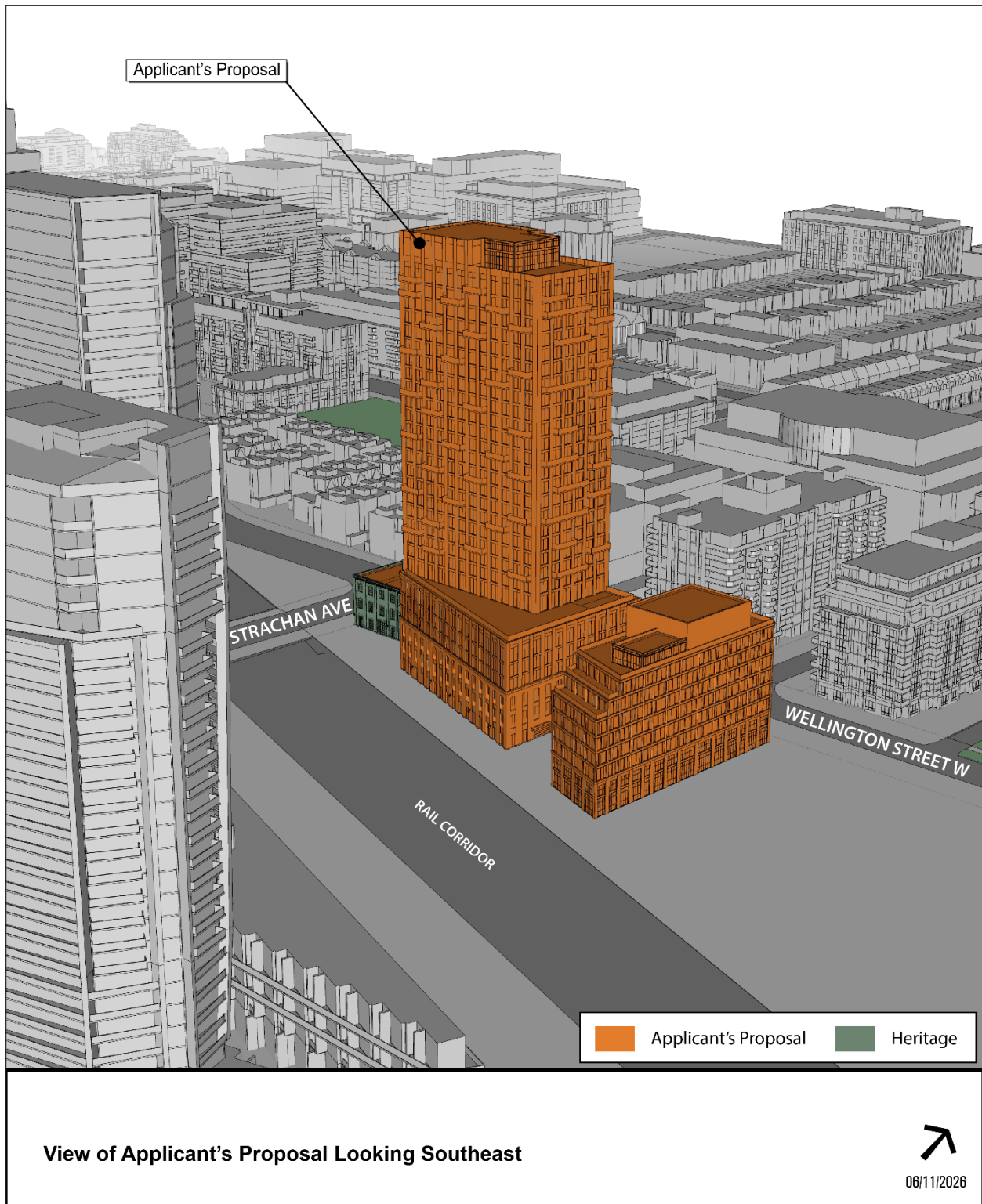
Building B: East Elevation

Attachment 10: Building B West Elevation

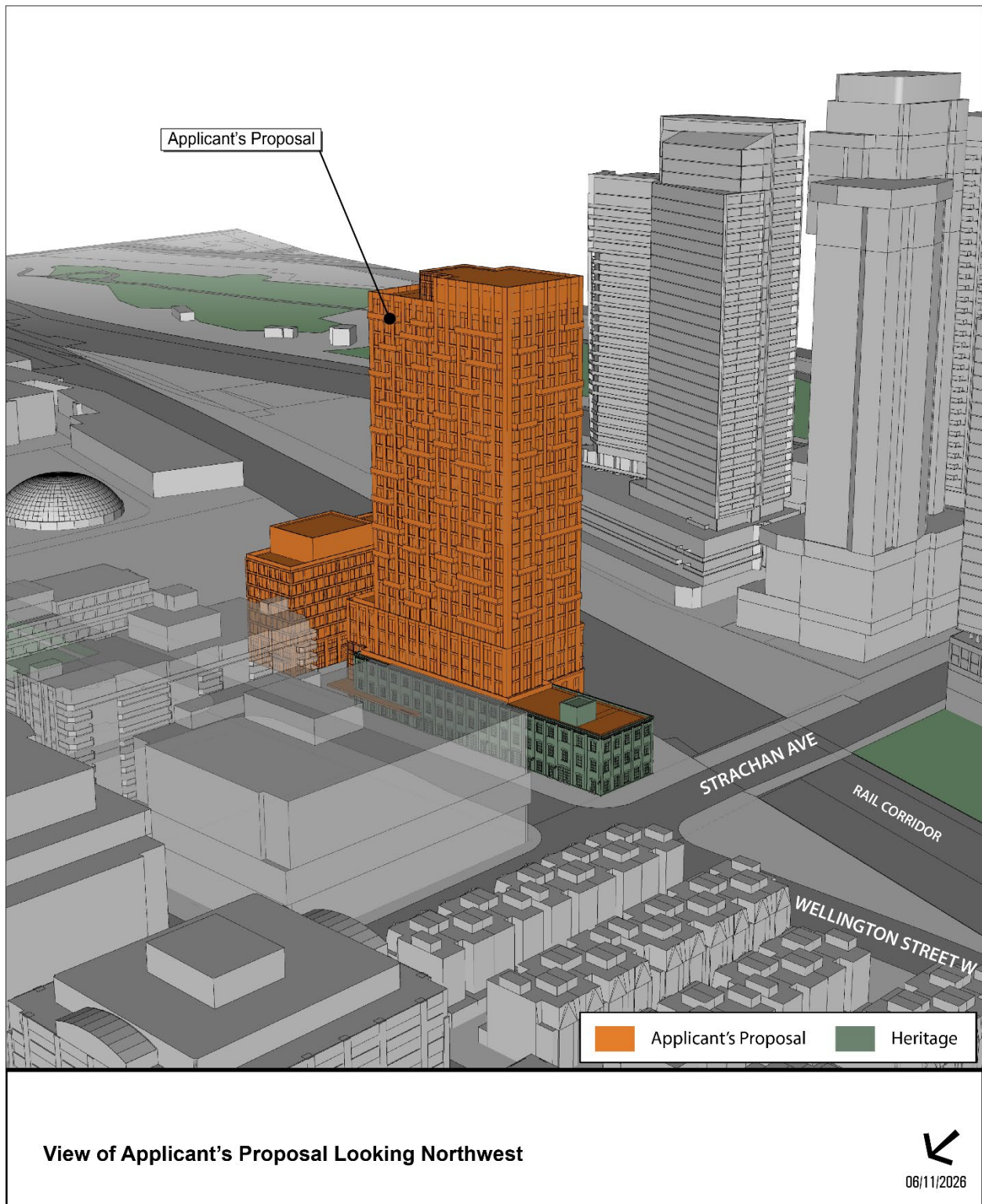


Building B: West Elevation

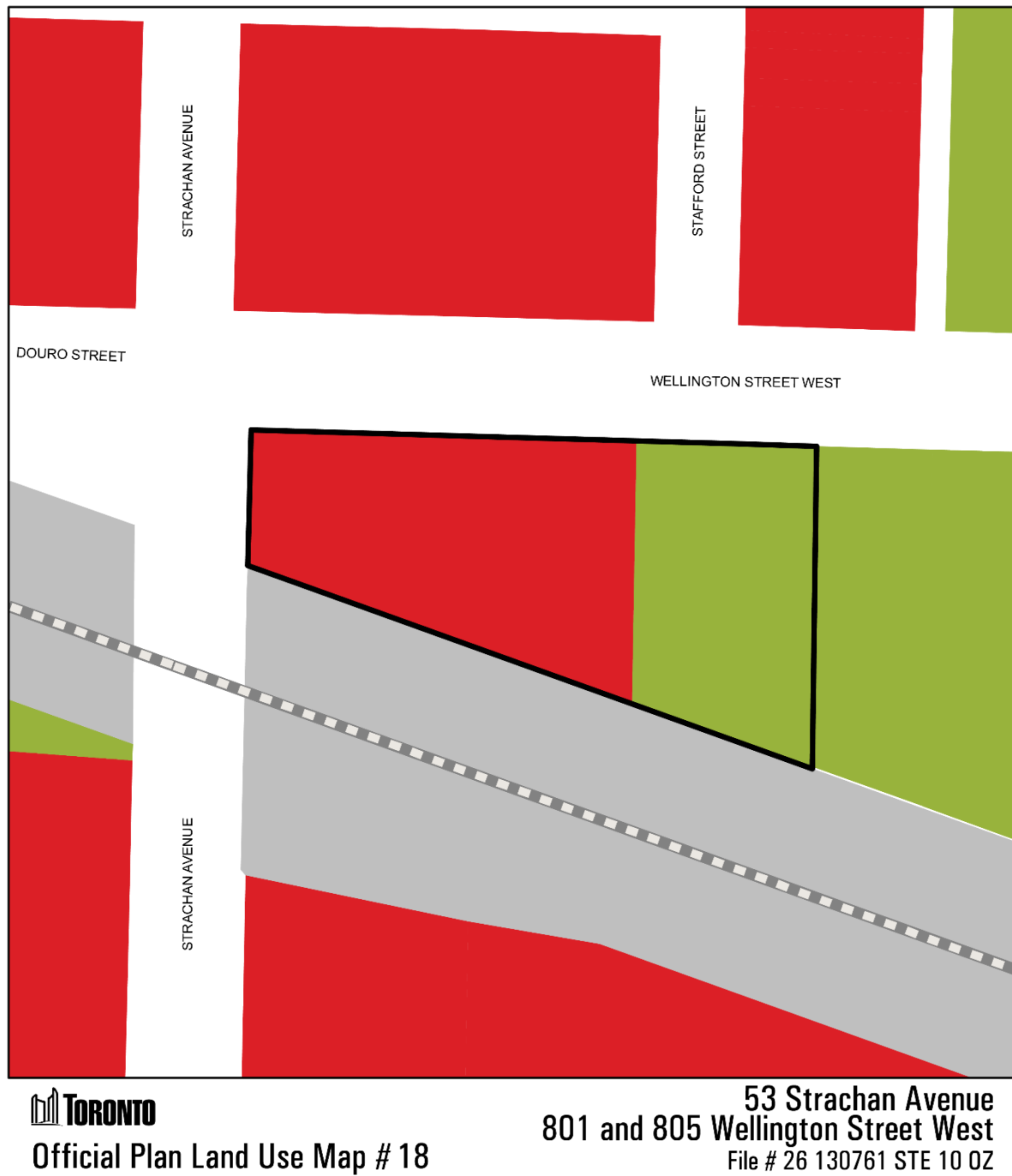
Attachment 11: 3D Massing Model View Looking Southwest



Attachment 12: 3D Massing Model View Looking Northwest



Attachment 13: Official Plan Land Use Map 18



Official Plan Land Use Map # 18



Location of Application



Mixed Use Areas



Utility Corridors

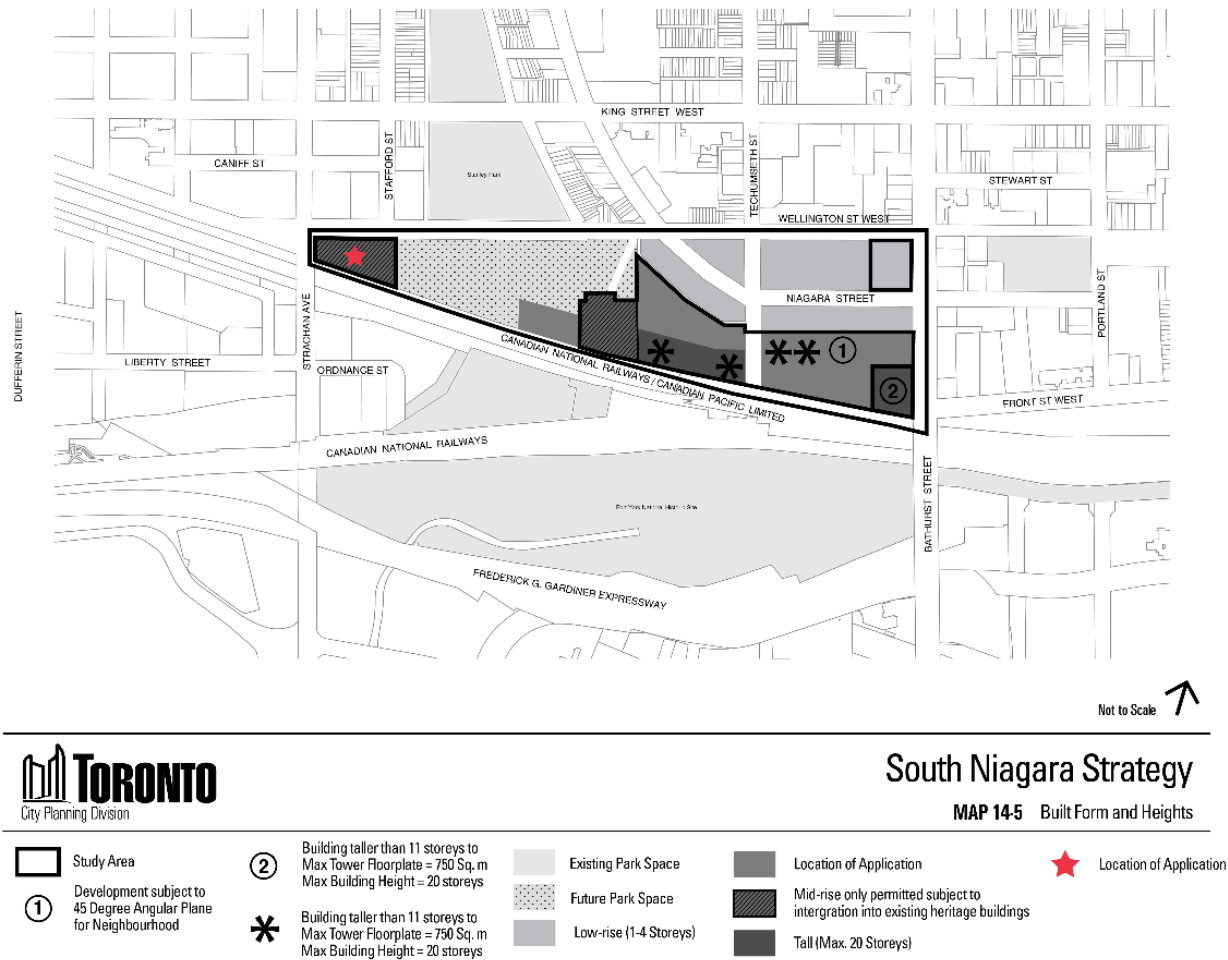


Parks

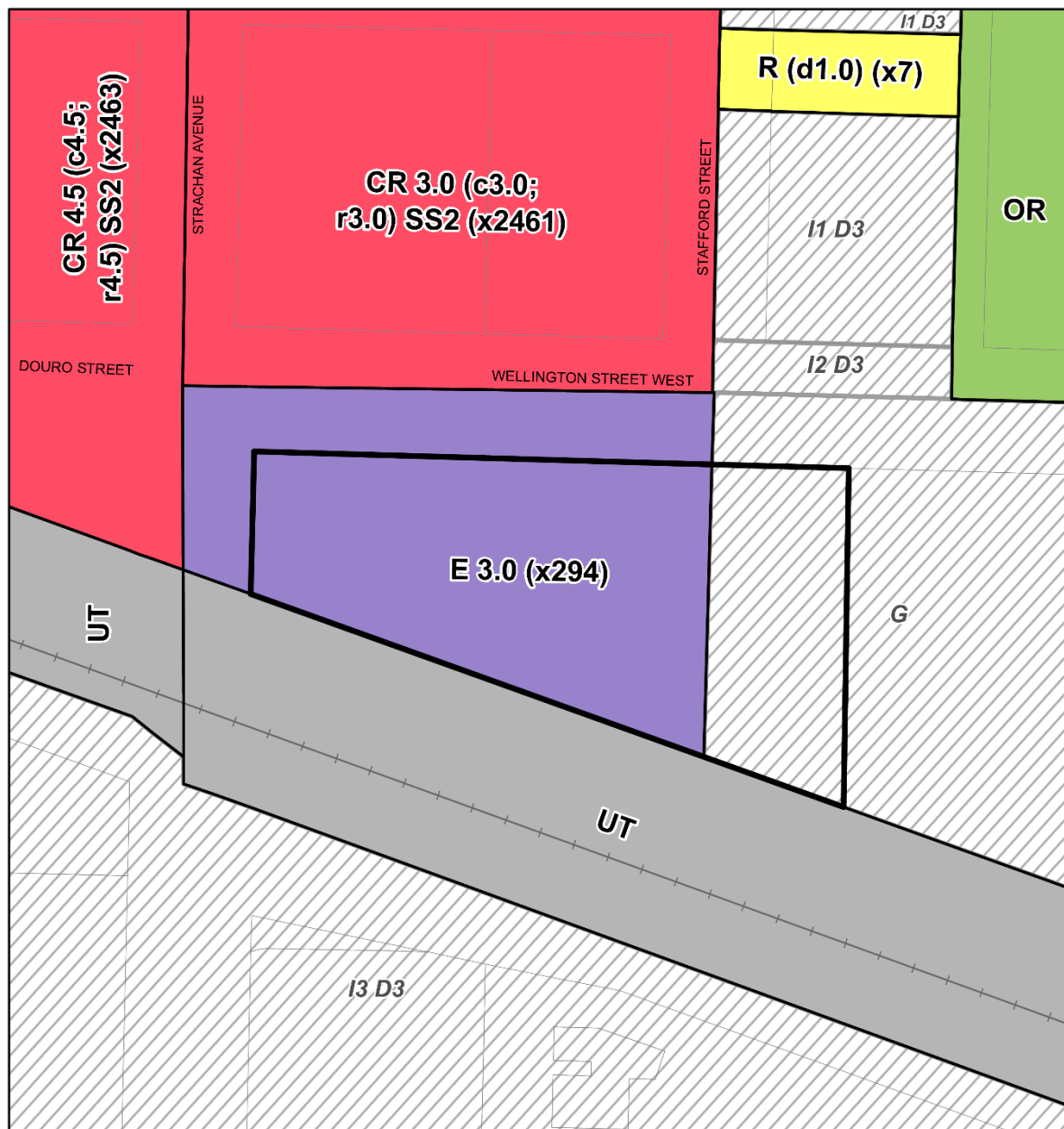


Not to Scale
 Extracted: 03/30/2026

Attachment 14: Garrison Common North Secondary Plan Map 14-5 Built Form and Height



Attachment 15: Existing Zoning By-law Map



Zoning By-law 569-2013

**53 Strachan Avenue
801 and 805 Wellington Street West
File # 26 130761 STE 10 02**

- Location of Application
- R** Residential
- CR** Commercial Residential
- E** Employment Industrial
- OR** Open Space Recreation
- UT** Utility and Transportation

- See Former City of Toronto By-law No. 438-86
- I1** Industrial District
- I2** Industrial District
- I3** Industrial District
- G** Parks District

Not to Scale
Extracted: 03/30/2026

Attachment 16: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ## as adopted by City of Toronto Council on ##, 2026

Enacted by Council: ##, 2026

CITY OF TORONTO

Bill ###

BY-LAW

**To adopt Official Plan Amendment 925 for the City of Toronto
respecting the lands known municipally in the year 2025, as 53 Strachan Avenue and
805 and 805A Wellington Street West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 925 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ## day of ##, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 925 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
53 STRACHAN AVENUE AND 805 AND 805A WELLINGTON STREET WEST**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by adding policy 10.1 (a) (iii) (H) as follows:

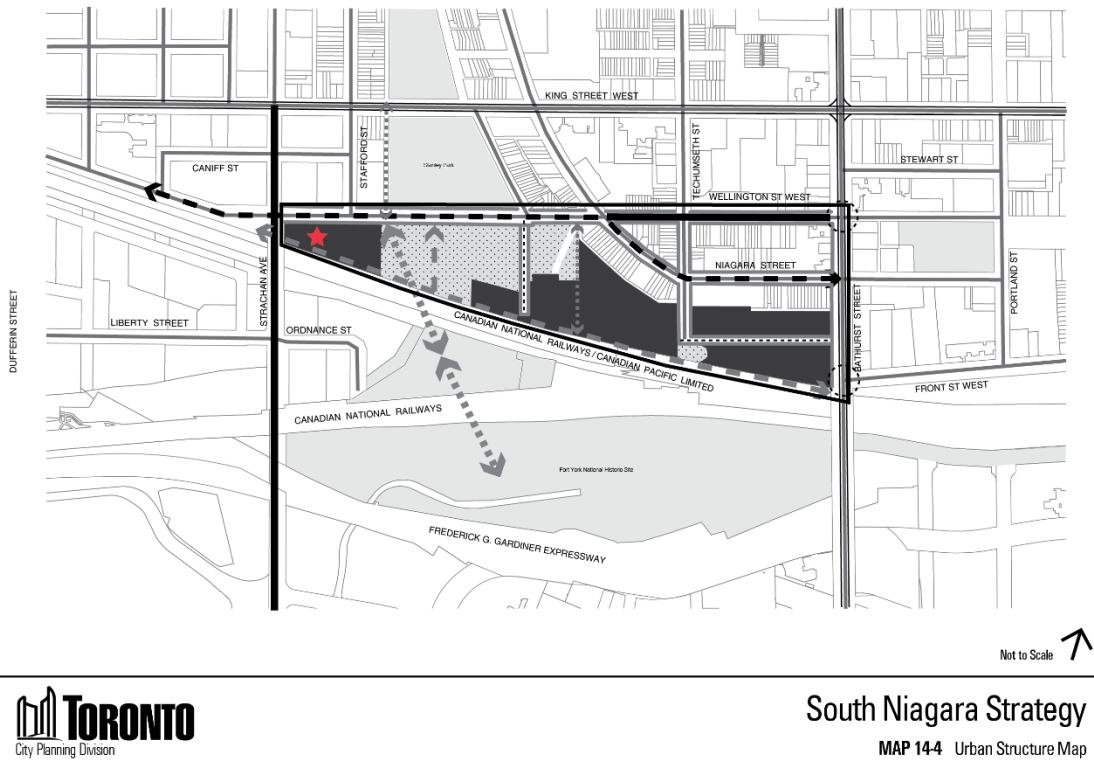
“(H) Residential development on the lands known municipally in 2025 as 805 Wellington Street West is not required to contain a minimum number of two- and three-bedroom units provided that the primary use is supportive housing.”
2. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting and replacing Policy 10.1 (a) (iv) (K) with the following:

“If an Official Plan and/or Zoning By-law planning application is submitted for a development on the lands known municipally in 2025 as 805 Wellington Street West and the development does not propose supportive housing as the primary use, an extension of the park at 801 Wellington Street West will be considered a priority”.
3. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-4, Urban Structure Map, is amended by showing the lands known municipally in 2025 as 805 Wellington Street West as “Areas for Potential Future Improvements/Developments”, as shown in the attached Appendix 1.
4. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by adding “(3) Mid-rise (Max. 8 Storeys)” to the legend, as shown in the attached Appendix 2.
5. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by identifying a portion of the lands known municipally in the year 2025 as 805 Wellington Street West as “Mid-rise”, as shown in the attached Appendix 2.
6. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by showing an asterisk on the lands known municipally in the year 2025 as 53 Strachan Avenue and 805A Wellington Street West, as shown in the attached Appendix 2.
7. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-6, Key Views & Vistas, is amended by removing the lands known municipally in 2025 as

805 Wellington Street West from “Future Park Space”, as shown in the attached Appendix 3.

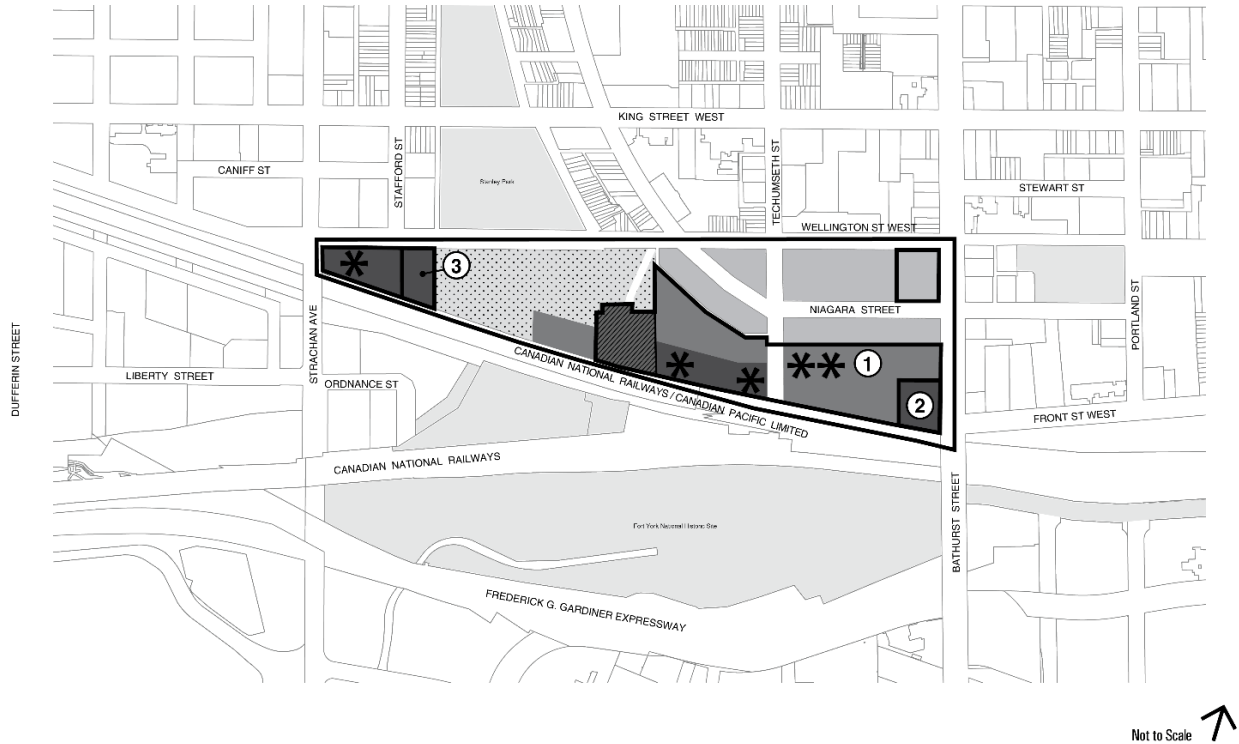
8. Map 18, Land Use Plan, is amended by re-designating a portion of the lands known municipally in the year 2025 as 805 Wellington Street West from *Parks and Open Space Areas* to *Mixed Use Areas*, as shown on the attached Appendix 4.

Appendix 1



July 2014

Appendix 2

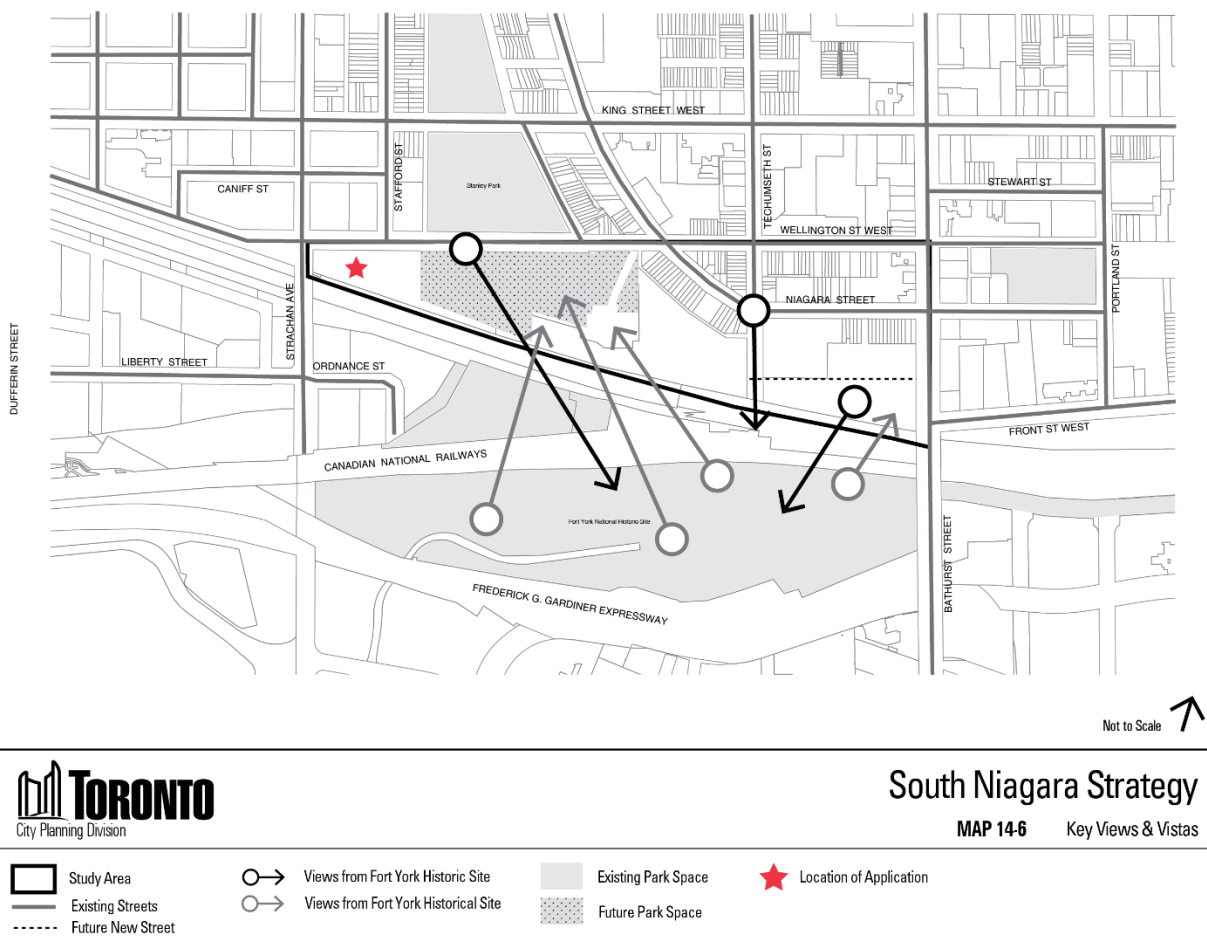


South Niagara Strategy
MAP 14-5 Built Form and Heights

- | | | | |
|--|---|--|--|
|  Study Area |  ① Development subject to 45 Degree Angular Plane for Neighbourhood |  Existing Park Space |  Mid-rise (Max. 11 Storeys) |
|  Building taller than 11 storeys may be permitted subject to massing and shadow impact review |  ② Building taller than 11 storeys to Max Tower Floorplate = 750 Sq. m
Max Building Height = 20 storeys |  Future Park Space |  Mid-rise only permitted subject to intergration into existing heritage buildings |
| |  ③ Mid-rise (Max. 8 storeys) |  Low-rise (1-4 Storeys) |  Tall (Max. 20 Storeys) |

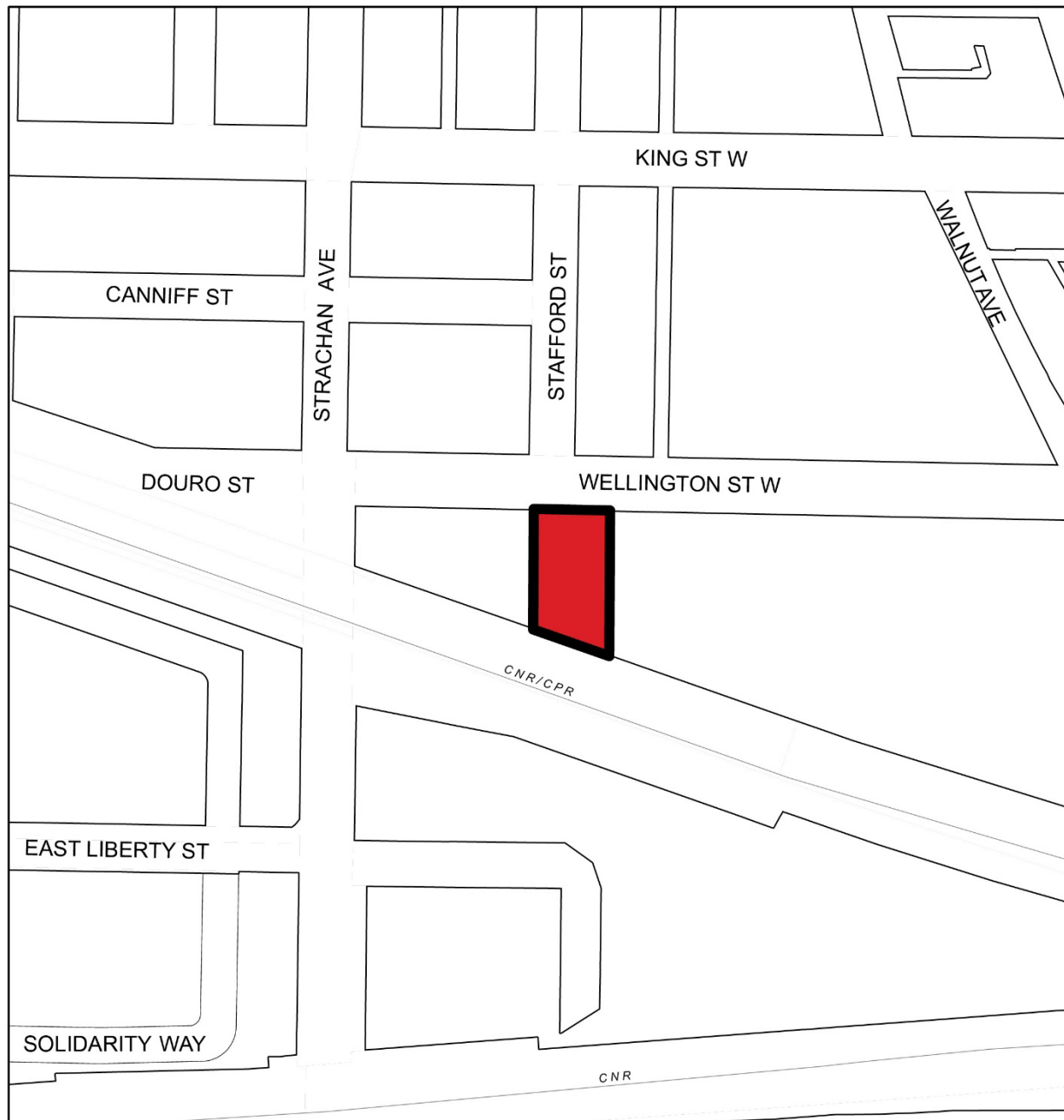
June 2026

Appendix 3



July 2014

Appendix 4



Official Plan Amendment #925

To redesignate Map 18 from Parks and Open Space Areas to Mixed Use Areas

805 and 805A Wellington Street West and
53 Strachan Avenue

File # 26 130761 STE 10 02

 Mixed Use Areas



Not to Scale
06/12/2026

Attachment 17: Draft Zoning Bylaw Amendment

Attached separately to this report as a PDF.