

238-280 Wellesley Street East and 650 Parliament Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 19, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 18 148195 STE 28 OZ

Related Planning Application Number: 24 220078 STE 13 SB & 22 139297 STE 13 SA

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit an infill development consisting of a 58-storey (193.0 metres, including mechanical penthouse) mixed-use building, a 9-storey (40.5 metres, including mechanical penthouse) residential building, and a 21-storey (74.0 metres, including mechanical penthouse) mixed-use building, containing a total of 1,115 new dwelling units and 3,164.5 square metres of new non-residential space, including 464.5 square metres of community space, at 238-280 Wellesley Street East and 650 Parliament Street. The proposal includes the extension of Rose Avenue as a public street from Wellesley Street East to the south side of 77 Howard Street and a new 1,894 square metre public park.

The existing four rental apartment buildings on the site containing a total of 2,251 rental dwelling units will be maintained.

A related Rental Housing Demolition application has also been submitted as the proposal includes the demolition of 4 rental dwelling units. A decision on the Rental Housing Demolition application is delegated to the Chief Planner or their designate, as fewer than six rental units are proposed to be demolished.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 238-280 Wellesley Street East and 650 Parliament Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council accept the owner's offer of an in-kind contribution (Attachment 10 to this Report) pursuant to subsection 37(6) of the Planning Act and allow the owner to provide a minimum of 464.5-square-metre community agency space to the satisfaction of the Executive Director, Development Review, and Executive Director, Social Development, Executive Director, Corporate Real Estate Management, and the City Solicitor (the "In-kind Contribution"), and in accordance with the following terms:
 - a. the community agency space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to a complete "turnkey" state as per the Community Space Term Sheet and its Base Building Conditions, with the terms and specifications to be secured in the in-kind Contribution Agreement.
4. City Council attribute a value to the in-kind contribution set out in Recommendation 3 above, equal to 75 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.
5. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 above to the satisfaction of the Executive Director, Development Review, in consultation with the Executive Director, Social Development, Executive Director, Corporate Real Estate Management and in a form satisfactory to the City Solicitor.
6. City Council determine that the execution and registration of the In-kind Contribution Agreement constitute satisfactory arrangements for the provision of the In-Kind Contribution for the purpose of Applicable Law as defined in the Building Code.
7. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,894 square metres, to the satisfaction of the Executive Director, Development Review, and the City Solicitor.
8. City Council approve that, in accordance with Chapter 415, Article III of City of Toronto Municipal Code, the remaining Section 42 parkland dedication requirement not fulfilled through the on-site parkland conveyance shall be satisfied through a cash-in-lieu of parkland payment, in an amount to be determined by the Executive Director, Corporate Real Estate Management, with such payment to be made prior to the

issuance of the first above grade building permit, all to the satisfaction of the Executive Director, Development Review.

9. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

10. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

11. City Council direct the Executive Director, Development Review, to request the owner to develop a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction of the development on tenants of the existing rental apartment buildings prior to Site Plan Approval.

12. City Council direct the Executive Director, Development Review, to request the owner to undertake, through the Site Plan Control process, improvements to the existing rental apartment buildings, at its sole expense and at no cost to tenants, at 238-240, 260, and 280 Wellesley Street East and 650 Parliament Street, as follows:

- a. Accessible door improvements to lobby at 650 Parliament Street;
- b. Laundry room lounge upgrades within 238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street;
- c. New indoor amenity space proposed as a party room within 650 Parliament Street;
- d. New ground floor indoor amenity space within the proposed Building B1 with programming to be determined in the future and to be accessible to all current residents of the existing rental dwelling units;
- e. New private outdoor amenity spaces for each of the existing buildings at 238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street;
- f. Enclosure and consolidation of waste and recycling facilities for the existing buildings at 238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street;

- g. New secured bicycle parking for the existing buildings at 238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street; and
- h. New ground level terraces for ground floor units at 280 Wellesley Street East and 650 Parliament Street.

13. City Council request the General Manager, Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 238-280 Wellesley Street East and 650 Parliament Street.

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.

Community Benefits Charge

This report recommends that Council accept the owner's offer attached as Attachment 10 of this Report and allow the owner to provide a Community Benefits Charge (CBC) in-kind contribution of 464.5-square-metre community agency space. The attributed value of the proposed CBC in-kind contribution is 75% of the 4% value of the land. The owner is required to enter into an agreement to secure the in-kind contribution prior to the issuance of the first building permit in respect of the development. The remaining CBC charge will be paid at the time of the first building permit.

DECISION HISTORY

On July 4, 2018, Toronto and East York Community Council adopted a Preliminary Report for 238-280 Wellesley Street East and 650 Parliament Street and directed staff to undertake community consultation associated with proposed development. The Toronto and East York Community Council decision can be found here: [TEYCC Decision](#).

On July 23, 2018, City Council adopted the St. James Town Connects Framework, which aims to improve St. James Town's public realm by creating safer, greener and more usable open spaces and pedestrian connections. The Framework outlines ten key projects to accomplish these aims including enhancing streetscapes and improving midblock connections. The City Council decision can be found here: [City Council Decision](#).

THE SITE AND SURROUNDING LANDS

Description

The site, known as Wellesley Parliament Square, has an area of 4.3 hectares and includes 200 metres of frontage along Wellesley Street East and 237 metres of frontage along Parliament Street. The site is generally rectangular and bounded by St. James Avenue to the north, Wellesley Street East to the south, Parliament Street to the east, and Ontario Street to the west. See Attachment 2 for the Location Map.

Existing Use

The site includes four existing apartment buildings at 238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street that contain 1,828 square metres of non-residential uses and 2,255 existing rental dwelling units, along with associated surface parking and loading areas and open spaces.

THE APPLICATION

Changes to the application

Since the first submission in 2018, a number of changes have been made to the project, including:

- Reduced number buildings and increased building heights;
- Increased portion of the site provided as parkland and open space;
- Fewer residential units are proposed to be demolished and improvements to the existing buildings are secured; and
- Rose Avenue will be dedicated to the City as a public street that extends from Wellesley Street East to Howard Street, to be secured through a combination of the subject application, the Draft Plan of Subdivision application for the site (File No. 24 220078 STE 13 SB), and the Zoning By-law Amendment application at 77 Howard Street (File No. 25 215767 STE 13 OZ, to be considered at the same meeting of City Council).

Description

Three new infill buildings are proposed with heights of 58, 21, and 9 storeys. The application includes the retention of the four existing rental apartment buildings on the site. The ground floor configuration, surface parking lots, waste storage, and loading of the existing buildings are proposed to be redesigned as part of this application.

The proposed development involves upgrades to the public realm, including the extension and dedication of Rose Avenue, improvements to St. James Avenue and the creation of new publicly accessible private streets, a 1,894 square metre on-site parkland dedication and the provision of publicly accessible open spaces across the site with a range of programming, amenities and landscaping.

The site consists of three proposed development blocks, each including both existing and proposed buildings:

Block 1

- Existing 29-storey mixed-use building containing 1,075 square metres of non-residential space and 540 rental dwelling units (238-240 Wellesley Street East);
- Proposed 58-storey mixed-use building ("Building A1") and 2- to 5-storey non-residential building ("Building A2") that forms a new base building around 238-240 Wellesley Street East, containing 2,700 square metres of non-residential uses in the lower floors and 741 dwelling units;

Block 2

- Existing 32-storey apartment building containing 569 rental dwelling units (280 Wellesley Street East);
- Existing 22-storey apartment building containing 568 rental dwelling units (650 Parliament Street);
- Proposed 21-storey mixed-use building containing a new 464.5-square-metre community agency space and 293 dwelling units ("Building B1");

Block 3

- Existing 32-storey mixed-use building containing 611 square metres of non-residential space on the ground floor and 564 dwelling units (260 Wellesley Street East); and
- Proposed 9-storey apartment building containing 81 dwelling units ("Building A3").

See Attachment 9 of this report for the site organization plan.

Density

The proposal has a density of 5.3 times the area of the lot.

Residential Component

The proposal includes 1,115 new dwelling units, comprised of 25 studio (2%), 638 one-bedroom (57%), 325 two-bedroom (29%), and 127 three-bedroom units (11%).

The proposal includes retention of 2,251 of the existing rental dwelling units in the four existing buildings on the site, with 4 existing rental units proposed to be demolished at 238-240 Wellesley Street East.

Non-Residential Component

The proposal includes 3,164 square metres of new non-residential space, including 464.5 square metres for a community agency space, and the maintenance of 1,740 square metres of non-residential space in the existing buildings on the site.

Parkland and Open Spaces

The proposal includes a 1,894 square metre parkland dedication and approximately 50 percent of the site area as publicly accessible landscape open spaces throughout the site.

Amenity Space

The proposal provides 4,632 square metres of amenity space comprised of 2,230 square metres of indoor amenity space (1.0 square metres per dwelling unit) and 2,402 square metres of outdoor amenity space (1.4 to 2.1 square metres per dwelling unit) for the proposed new buildings.

For the existing buildings, new indoor and outdoor amenities are proposed, comprised of 1,522 square metres of indoor amenity space (0.7 square metres per dwelling unit), and 2,029 square metres of outdoor amenity space (0.9 square metres per dwelling unit).

Additionally, a 595 square metre rooftop garden is provided as a shared amenity space for all residents of the site.

Parking and Loading

A total of 1,249 new bike parking spaces are proposed, including 66 at grade throughout the site, and 1,183 in the underground garage. The proposal includes 313 new vehicular parking spaces and maintenance of 753 existing spaces, all to be located underground, and 7 new pick-up and drop-off spaces at grade near St. James Avenue and Parliament Street. To service both the existing and planned components of the development, five new loading spaces are proposed, comprised of two Type 'G', one Type 'B', and two 'Type C' spaces.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site 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:

[Detailed Project Information](#).

Reasons for Application

An Official Plan Amendment was requested at the pre-application consultation stage given the scale and comprehensive nature of the proposed redevelopment, which was submitted as part of the original 2018 application. Staff have since reviewed the proposal against the policies of the Official Plan and determined that an Official Plan Amendment is not required. Accordingly, this report recommends approval of a Zoning By-law Amendment only.

A Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks, and amenity space to implement the development, as well as add relevant performance standards for the existing buildings.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. Chapter 667 of the City of Toronto Municipal Code requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

A Draft Plan of Subdivision application is required to create the blocks for the existing and new buildings, the public street (Rose Avenue) and the public park. Approval of this application is delegated to the Executive Director, Development Review under Section 415-16 of the Toronto Municipal Code, as amended.

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 Zoning By-law amendments, including associated conditions of approval.

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 (PPS).

Official Plan

The site is within the Downtown and Central Waterfront Area and is designated Apartment Neighbourhoods. See Attachment 3 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.

Downtown Secondary Plan

The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply. Parliament Street is identified as a Great Street.

Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). The northern portion of the site is within 500 metres of the centre point of the delineated Sherbourne and Castle Frank stations, associated with Site and Area Specific Policies

(SASPs) 601 and 649. Map 2 of SASPs 601 and 649 identify this site as having a minimum Floor Space Index (FSI) of 1.5.

The area is planned for a minimum population and employment target of 500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Apartment Neighbourhoods located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a final report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown, identifies that proposals shall have regard for a comfortable pedestrian realm, and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The subject site is zoned Residential ((d1.0) (x888)) under Zoning By-law 569-2013, which permits residential uses. See Attachment 4 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;
- Mid-Rise Building Performance Standards; and
- Growing Up: Planning for Children in New Vertical Communities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient

communities and advanced matters related to public health, safety, 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 [TGS Information](#).

Draft Plan of Subdivision

A Draft Plan of Subdivision application has been submitted and the Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

PUBLIC ENGAGEMENT

Community Consultation

On July 10, 2018, City staff hosted an in-person community consultation meeting, attended by members of the public, as well as the Ward Councillor and the applicant. The meeting included a presentation of the proposal and facilitated visioning exercises in which participants identified community needs, priorities, and concerns.

Following a period of inactivity, the applicant submitted a revised proposal and on June 17, 2025, City staff hosted an in-person open house, attended by approximately 80 members of the public, the Ward Councillor and the applicant, to update the community on the revised proposal and the related Draft Plan of Subdivision application. Staff and the applicant's project team presented information panels, answered questions, and received feedback.

Additional meetings with residents, written submissions and calls took place throughout the application review process.

The key issues raised through the meetings and other correspondence include:

- the heights of towers and the overall scale of the proposal, the separation distances from the existing buildings, and the proposal's fit with the surrounding context;
- traffic congestion and cyclist and pedestrian safety on existing and proposed streets and driveways, and for children attending Rose Avenue Junior Public School in particular capacity of existing infrastructure and community services and facilities, including the transit system, schools, child care, health care, and fire and emergency services;
- the loss of existing soft landscaping, mature trees and recreational amenities, the adequacy of the proposed park and open spaces, and the location of the proposed off-leash dog area along Parliament Street;
- shadow impacts on existing buildings, balconies, streets and open spaces;
- the potential loss of the existing grocery store;

- the state of repair and management of the existing rental buildings, including the parking garages, elevators, security and pest control;
- access for existing residents to the new and upgraded indoor and outdoor amenity spaces;
- requests for family-sized units, accessible units, and community amenities including a community food hub and daycare;
- requests for electric vehicle charging infrastructure in both the new and existing buildings; and
- construction impacts on existing tenants, including noise, dust, traffic and site safety.

Support was also expressed for elements of the proposal at both meetings, including for the reinvestment in and revitalization of the site, the proposed public park and open spaces, and the new public street network, and the limited demolition of existing rental units

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Planning Review Panel

On September 15, 2018, the application was discussed by the Planning Review Panel, which was a citywide resident advisory group whose volunteer members were intended to broadly reflect Toronto's diverse population and provide input into the planning process. Panelists provided the following feedback:

- broadly approved of increased density in St. James Town, and the increased housing supply and improved facilities, amenities, and services that the proposed development would bring to the neighbourhood;
- concerned about the potential impact of increased density on already-strained community facilities, schools, and services, as well as certain transportation links;
- suggestions to find ways to support and maintain important components of community identity, especially given the high number of recent immigrants in St. James Town, such as familiar local businesses; and
- importance of ensuring there is sufficient supporting infrastructure and services in the community, providing more flexible community spaces, maintaining the unique character of the neighbourhood, adjusting the heights of some of the towers, and ensuring there is adequate parking, electric car charging, and bicycle storage.

Design Review Panel

The Design Review Panel (DRP) is an advisory body of independent design professionals that provides City Planning staff with expert advice on the design of the development proposals affecting the public realm. The proposal was reviewed by the DRP in March 2018 and January 2019. Key directions included establishing an overall vision as the site transitions away from its 'tower in the park' form, animating ground floors, introducing finer grain retail, and reinforcing the central plaza and open space

network. These comments informed subsequent revisions to the proposal, along with all other feedback.

Stakeholder Meetings

Between March and July 2018, consultation was undertaken with approximately 15 stakeholder groups regarding the proposal. These included the St. James Town Service Providers Network and Community Matters, the Cabbagetown Business Improvement Area, the Cabbagetown Residents' Association and Winchester Park Residents' Association, Rose Avenue Public School (principal, facilities, and planning staff), and the Rose Avenue Public School Parent Council.

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 Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement 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 have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including the Downtown Plan policies, SASPs, and design guidelines described in the Policy and Regulation Considerations section of this report.

Land Use

The proposed mix of residential and non-residential uses, including the provision of community space and replacement of the existing grocery store use on the site, are acceptable and conform to the applicable policies of the Official Plan and Downtown Plan.

The St. James Town community includes predominantly residential uses, and the proposed development would introduce additional non-residential uses to offer a mix of services and spaces to better serve the needs of the community. Across the site, a minimum of 4,904.5 square metres of non-residential uses are required to be provided within the existing and new buildings.

Within Block 1, Buildings A1 and A2 provide approximately 2,700 square metres of non-residential uses on the ground floor, consisting of a grocery store in Building A1 and fine-grain retail units in Building A2.

In Block 2, new non-residential uses are proposed to be added on the ground floor of 280 Wellesley Street East, located adjacent to the proposed parkland dedication. Building B1 will include a new 464.5-square-metre community agency space, to be dedicated to the City for use by community groups and agencies.

Although Block 3 contains no new non-residential uses, the draft Zoning By-law Amendment requires the gross floor area of existing non-residential uses within 260 Wellesley Street East to be maintained.

Additionally, existing small-scale community uses are required to be maintained on the site, within the ground floors of 238-240 Wellesley Street East (65-square-metres) and 260 Wellesley Street East (48-square-metres). Two existing spaces are operated by non-profit organizations and provide a range of community services.

Density, Height, Massing

Planning staff find that the proposed site organization, layout and built form, including the overall scale, building heights, setbacks, and separation distances, are appropriate given the existing and planned context for the site and surrounding area.

Block 1 (Buildings A1 and A2)

Building A1 is a 58-storey mixed-use building with a tower floorplate of 750 square metres that connects to Building A2, a 2- to 5-storey building that wraps around the lower floors of the existing building at 240 Wellesley Street East and serves as a base building element for Building A1.

The ground floor is proposed to be set back 5.0 metres from Ontario Street to the west, 3.4 metres from Wellesley Street East to the south, and 4.0 metres from Rose Avenue to the east. Above the ground floor, the buildings cantilever toward the property lines to the south and east, resulting in 2.0- and 1.0-metre setbacks from Wellesley Street East and Rose Avenue, respectively. The lower levels of the buildings provide appropriate setbacks and a pedestrian-scaled streetwall along Wellesley Street East, Rose Avenue, and Ontario Street.

The proposed tower setbacks for Building A1 and resulting separation distances between buildings vary as follows:

- north: 30.2 to 36.0 metres between the north façade and 260 Wellesley Street East from the 6th to the 10th levels, and 67.1 metres above;
- south: 4.0 to 5.4 metres from Wellesley Street East;
- east: 3.0 to 4.7 metres from Rose Avenue and 20.5 to 23.2 metres between the east façade and 280 Wellesley Street East; and
- west: 24.2 metres between the west façade and 238-240 Wellesley Street East.

Staff find that the proposed tower setbacks and resulting separation distances from existing buildings, as well as the proposed tower floorplate, to be acceptable as they exceed City standards in terms of policies and design guidelines for tall buildings and they are compatible with the existing context.

Block 2 (Building B1)

Building B1 is an 'L'-shaped, 21-storey mixed-use building with a tower floorplate of 750 square metres located at the northeast corner of Rose Avenue and the east-west private road. The 4-storey base building is set back 6.2 to 7.9 metres from Rose Avenue to the west and 4.0 metres from the east-west private road to the south.

Above the 4th storey, the following tower setbacks and resulting separation distances are proposed:

- north: 3.0-metre tower setback from the north elevation of the base building to the tower at the 5th and 6th levels, and approximately 45 metres above;
- south: 1.6-metre tower setback from the south elevation of the base building to the tower, which results in 20.0 metres between the south façade and 280 Wellesley Street East;
- northeast: 25.0 metres between the east façade and 650 Parliament Street; and
- west: 3.0-metre tower setback from the west elevation of the base building along Rose Avenue.

Staff find the proposed massing for Building B1, achieves a pedestrian-scaled streetwall and provides adequate setbacks and separation distances from adjacent buildings.

Block 3 (Building A3)

Building A3 is a 9-storey residential building located at the southeast corner of Ontario Street and St. James Avenue. The building is set back 5.1 metres from Ontario Street to the west, and located 13.2 metres from 260 Wellesley Street East and 14.6 metres from 238-240 Wellesley Street East. The proposed building height, setbacks, and separation distances are acceptable given the mid-rise scale of the building. The proposed building frames and supports the streets and the scale and footprint vary from that of the existing and proposed buildings to provide a range of building types.

The proposed heights are acceptable in this context. They are consistent with recent approvals in the area and, in combination with the proposed massing, appropriately mitigate impacts on the surrounding public realm and the neighbouring properties. The development has an FSI of 5.3, where an FSI of 6.0 or more, is permitted. The proposed density is appropriate given the new outdoor amenity spaces and public realm improvements secured on the site.

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. This proposal would result in a new rental and proposed condominium units with a unit mix

that meets the intent of Downtown Plan policies and the Growing Up Guidelines. The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

Improvements to Existing Rental Housing

The site is currently occupied by four rental apartment buildings (238-240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, and 650 Parliament Street), which contain a total of 2,251 rental dwelling units. The proposal includes improvements to the existing rental buildings and amenity spaces, as follows:

- Accessible door improvements to the lobby at 650 Parliament Street;
- Laundry room lounge upgrades within all existing buildings;
- New ground floor indoor amenity space within Building B1 to be made accessible to all residents of the existing buildings;
- New indoor amenity space proposed as a party room within 650 Parliament Street;
- New private outdoor amenity space for all existing buildings;
- Enclosure and consolidation of waste and recycling facilities for all existing buildings; and
- New secured bicycle parking for all existing buildings.
- New ground level terraces for the ground floor units at 280 Wellesley Street East and 650 Parliament Street.

The applicant has confirmed that costs of all the above-mentioned improvements would not be passed on to tenants of the existing building in any form, including by way of an application to the Landlord and Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Rental Housing Demolition and Replacement

The number of existing rental units proposed for demolition through the Rental Housing Demolition application has been reduced over time from 27 to 4 in the current proposal. Replacement of the 4 demolished rental units is not required, and a decision on the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the demolition of fewer than 6 rental units.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant has agreed to provide a Tenant Assistance Plan to lessen hardship for existing tenants. The Tenant Assistance Plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner entering into a Section 111 agreement to secure the Tenant Assistance Plan before the rental housing demolition permit is issued.

Should City Council approve the Zoning By-law Amendment application, approval of the Rental Housing Demolition application will be advanced by the Chief Planner or their designate.

Public Realm and Streetscape

The proposed ground floor uses, setbacks, and massing of the buildings provide appropriate pedestrian-scaled streetwall conditions and animated streetscapes. The proposed buildings frame the new and existing streets in good proportion and provide opportunities for sidewalks that include appropriate and accessible pedestrian clearways, new tree plantings and other soft landscaping, and pedestrian amenities including seating and lighting.

New Public Realm Elements

Rose Avenue, as a public street, currently terminates at Wellesley Street East. A new extension of Rose Avenue through the site and extending north to Howard Street is proposed to be dedicated as a public street. Between Wellesley Street East and St. James Avenue, the street would be designed with two-way vehicular travel lanes, 2.1-metre-wide sidewalks on both sides of the street, and landscaped boulevards with trees.

North of St. James Avenue, Rose Avenue currently exists as a narrow sidewalk adjacent to Rose Avenue Public school, and connects to Howard Street. The proposed reconfiguration of this space would result in a wider sidewalk with new planting and lighting.

New publicly accessible open spaces are proposed throughout the site, with key spaces proposed at the southeast corner of St. James Avenue and Rose Avenue, along Parliament Street north of the proposed parkland dedication, a tot lot adjacent to Building B1, and a new dog run area at the southwest corner of St. James Avenue and Parliament Street.

Upgrades to Existing Public Realm Elements

The area currently occupied by a circular driveway between the buildings at 238-240 and 260 Wellesley Street East is proposed to be replaced with an Urban Square to provide an active gathering space with seating and other amenities and including a shared street (woonerf) to provide circulation and shared access to pedestrians, cyclists, and vehicles.

The existing east-west pedestrian connections from Ontario Street to the interior of the site are proposed to be maintained and improved. A new 'L'-shaped private road is proposed to connect the Urban Square north to St. James Avenue. The existing east-west driveway from Parliament Street is proposed to be upgraded to a private road to provide access to Rose Avenue. The private roads would be secured with public access easements and designed with new 2.1-metre-wide sidewalks and landscaped boulevards on both sides of the vehicular lanes, to appear and function as public streets.

St. James Avenue would be upgraded with additional sidewalks and landscaping, and a new intersection where Rose Avenue extends north to connect to the street, consistent with the upgraded design elements to the west of the site. These upgrades were identified as a key priority within the St. James Town Connects Framework.

The proposed setbacks along Wellesley Street East are consistent with the City's design guidelines and allow for new tree planting and landscaping. A parkland dedication is proposed along Wellesley Street East between Rose Avenue and Parliament Street. The design of the new park would be subject to future public engagement. Along Parliament Street, the existing landscape elements are proposed to be replaced with the new open spaces and parkland described above.

Staff find that the proposed public realm improvements create a continuous network of public and private streets and open spaces that integrate the site with the surrounding areas and form a pedestrian-friendly environment. These improvements address the implementation goals outlined by the St. James Town Connects Framework, which include improvements to safety, greening, and accessibility.

Amenity Spaces

In addition to the new public and publicly accessible spaces outlined above, the proposal includes indoor and outdoor amenity spaces for both the existing and proposed buildings. Some amenity spaces are intended for the exclusive use of specific buildings and others are proposed to be shared by all residents on site. The proposed provision of amenity space across the site and the combination of shared and exclusive use of those spaces, is acceptable.

Shadow Impact

The Shadow Study submitted in support of the application shows the extent of the shadow from the proposed buildings on the spring and fall equinoxes (March and September 21) and in the summer. Staff have assessed the incremental impact that would result from the proposed development, particularly on shadow-sensitive areas. The study demonstrates that the proposed buildings will not cast any new shadows onto Rose Avenue Public School, and limited net new shadowing of the proposed on-site park and open spaces. Given the site's location and context, the shadow impacts are considered acceptable and consistent with the planned context for the area.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas in the public realm and outdoor amenity areas would generally be suitable for their intended uses throughout the year. Although uncomfortable winter wind conditions are identified between Building B1 and 238-240 Wellesley Street East, this is an existing condition that is not expected to be exacerbated by the proposed development and will be further assessed through the Site Plan Control application. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Servicing

A Functional Servicing and Stormwater Management Report was submitted in support of the application to demonstrate that sufficient capacity is available in existing City infrastructure to provide servicing to the proposed development. Development Engineering staff have identified several outstanding items for review and require the Functional Servicing and Stormwater Management Report to be revised and submitted to the City for review and acceptance. Staff are recommending that the Zoning By-law include Holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Traffic Impact, Access, Vehicular and Bicycle Parking, and Loading

The Urban Transportation Considerations report submitted in support of the application concludes that the proposal can be adequately serviced from a transportation perspective. Transportation Review staff have accepted the proposal with respect to the proposed vehicular access, parking, loading, and the traffic impact generated by the proposal.

Vehicular access to the underground parking levels is proposed via ramps at three locations: from Rose Avenue at Building A1, from the private road located across from Building A3, and from the private road located at Building B1.

All existing, at grade waste storage and collection areas are proposed to be relocated underground and removed from the public realm. This is an important objective of the Apartment Neighbourhoods policies of the Official Plan and the St. James Town Connect Framework.

At City Council's direction, staff recommend the subject development be reviewed for the exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of ten percent of the development site as the site is less than five hectares, with the non-residential uses subject to a two percent parkland dedication. The total parkland dedication requirement is 3,182 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located on the southeast corner of the site, wrapping around the southeast corner of the existing apartment building at 280 Wellesley Street East, is 1,894 square metres in size, and complies with Policy 3.2.3.8 of the Official Plan. In accordance with Section 42 of the Planning Act, the owner will convey the on-site parkland park to the City prior to the first above grade building permit.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

The remaining Section 42 requirement will be satisfied through a cash-in-lieu of parkland payment. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above grade building permit for the land to be developed.

Tree Preservation

The Tree Inventory and Preservation Plan and Arborist Report submitted in support of the application indicate that 112 new trees are to be planted, 28 City-owned trees and 56 private trees are proposed to be removed, and 9 private trees are proposed to be injured. Any required permits to injure or remove trees will be secured and replacement planting provided to meet compensation requirements. Tree protection measures will be secured through the applicable permit process. Further review of tree planting opportunities will be accessed through the Site Plan Control application.

Draft Plan of Subdivision

A related Draft Plan of Subdivision application (File No. 24 220078 STE 13 SB) has been submitted to create the development blocks (as reflected in the blocks established in the draft Zoning By-law Amendment), road allowance and parkland block to implement and phase the proposed development. City Council has delegated approval authority for Plans of Subdivision to the Executive Director, Development Review under Section 415-16 of the Toronto Municipal Code, as amended. The Draft Plan of Subdivision is not being reported on through this application and will be brought forward at a future date.

As the development relies on the block structure, public streets, parkland, and servicing to be established through the Draft Plan of Subdivision, staff have included phasing provisions in the draft Zoning By-law Amendment and recommend the draft Zoning By-law Amendment be subject to holding provisions pending approval of the Draft Plan of Subdivision and entering into a Subdivision Agreement. As the Draft Plan of Subdivision will be considered at a future date, the holding symbol ensures that the proposed permissions do not take effect until the subdivision has been approved, securing the new roads, easements, conveyances, and development phasing before the proposed buildings proceed.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The proposal includes a minimum 464.5-square-metre community agency space, to be secured as an in-kind Community Benefits Charge (CBC) contribution.

The existing small-scale community spaces within 238-240 Wellesley Street East and 260 Wellesley Street East will be maintained and the provision of the minimum gross floor area occupied by these spaces is required to be provided on the site through the draft Zoning By-law Amendment.

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 By-law include:

(i) The owner, at their sole cost and expense, has obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the Planning Act and entered into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the Planning Act for all the lands municipally known as 238 Wellesley Street East, 240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, 650 Parliament Street and a portion of 77 Howard Street, all satisfactory to the Executive Director, Development Review and the City Solicitor;

(ii) the owner has submitted, at their sole cost and expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a building and/or block to which the amending by-law to remove the “(H)” symbol applied (“Engineering Reports”), satisfactory and acceptable to the Director, Engineering Review and the General Manager, Toronto Water;

(iii) arising from the accepted and satisfactory Engineering Reports from (ii) above regarding any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either

(a) the owner, at their sole cost and expense, 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 Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in (i) above, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water; or

(b) one or more of the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (ii) above are constructed and operational, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water.

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.

CONTACT

Stephan Posikira, Planner, Community Planning, Tel. No. 416-396-7824, E-mail: stephan.posikira@toronto.ca

SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/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: Elevations
- Attachment 8: 3D Massing Model
- Attachment 9: Proposed Draft Plan of Subdivision

Community Benefits Charge

- Attachment 10: In-kind Community Benefit Offer Letter

Attachment 1: Application Data Sheet

Municipal Address: 238-280 Wellesley Street East and 650 Parliament Street Date Received: April 24, 2018

Application Number: 18 148195 STE 28 OZ

Application Type: Zoning By-law Amendment

Project Description: Three new buildings (58, 21, and 9 storeys) and the existing buildings on the site will be retained.

Applicant	Agent	Architect	Owner
Greatwise Developments Corp.	Bousfields Inc.	Arcadis	Greatwise Development Corp.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Y
Zoning:	R (d1.0) (x888)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 44,582 Frontage (m): 200 Depth (m): 237

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	7,986	6,278	7,117	13,395
Residential GFA (sq m):	157,455	157,138	73,885	230,993
Non-Residential GFA (sq m):	3,518	1,828	4,432	6,260
Total GFA (sq m):	160,973	158,966	78,287	237,253
Height - Storeys:	32	32	58	58
Height - Metres:	89	89	183	183

Lot Coverage Ratio (%)	30.05	Floor Space Index:	5.32
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	231,028	
Retail GFA:	5,277	
Office GFA:	611	

Industrial GFA:

Institutional/Other GFA: 372

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2,255	2,251	374	2,625
Freehold:				
Condominium:			741	741
Other:				
Total Units:	2,255	2,251	1,115	3,366

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		156	1,456	509	130
Proposed:		25	638	325	127
Total Units:		181	2,094	834	257

Parking and Loading

Parking Spaces:	1,073	Bicycle Parking Spaces:	1,249	Loading Docks:	5
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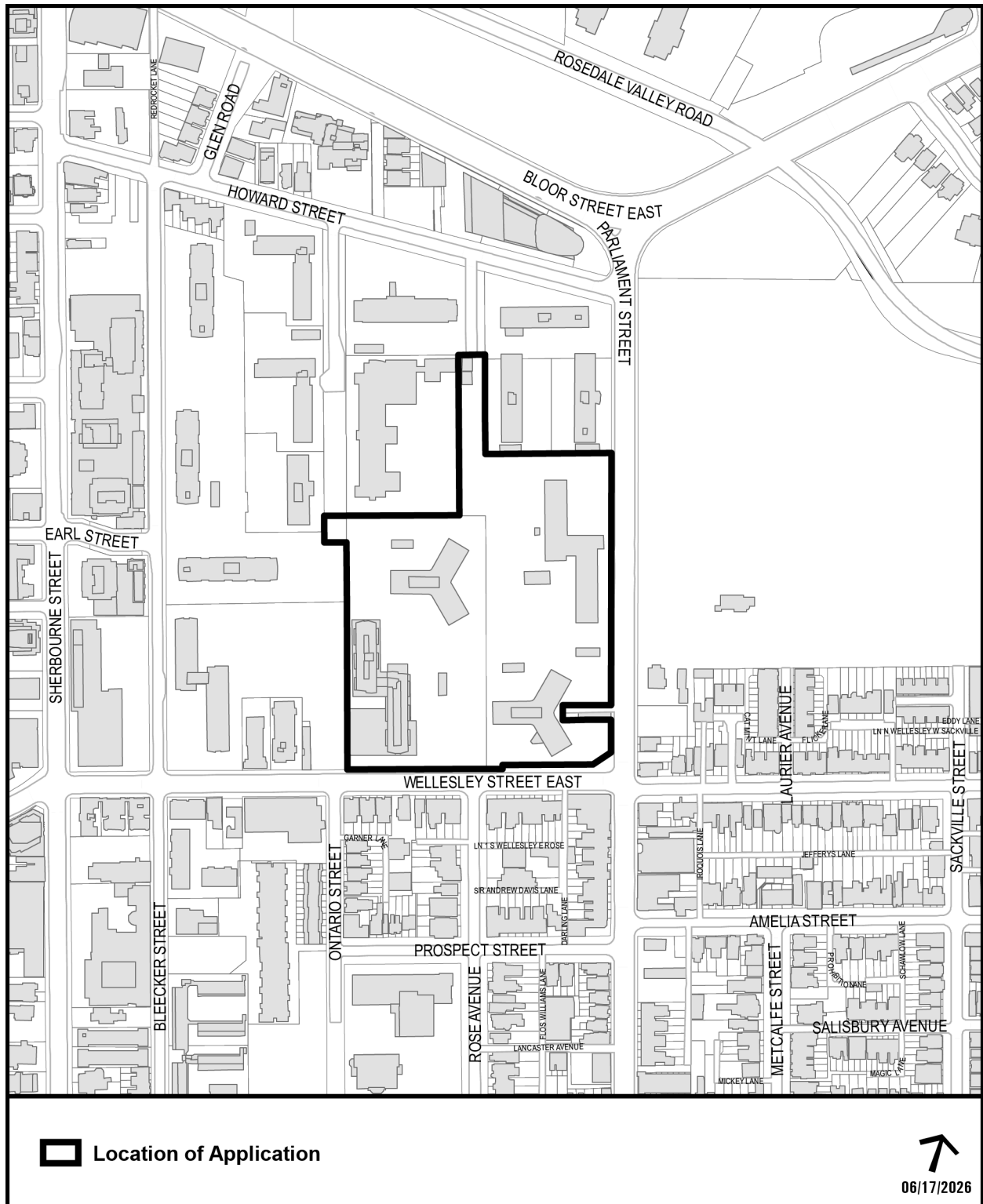
CONTACT:

Stephan Posikira, Planner, Community Planning

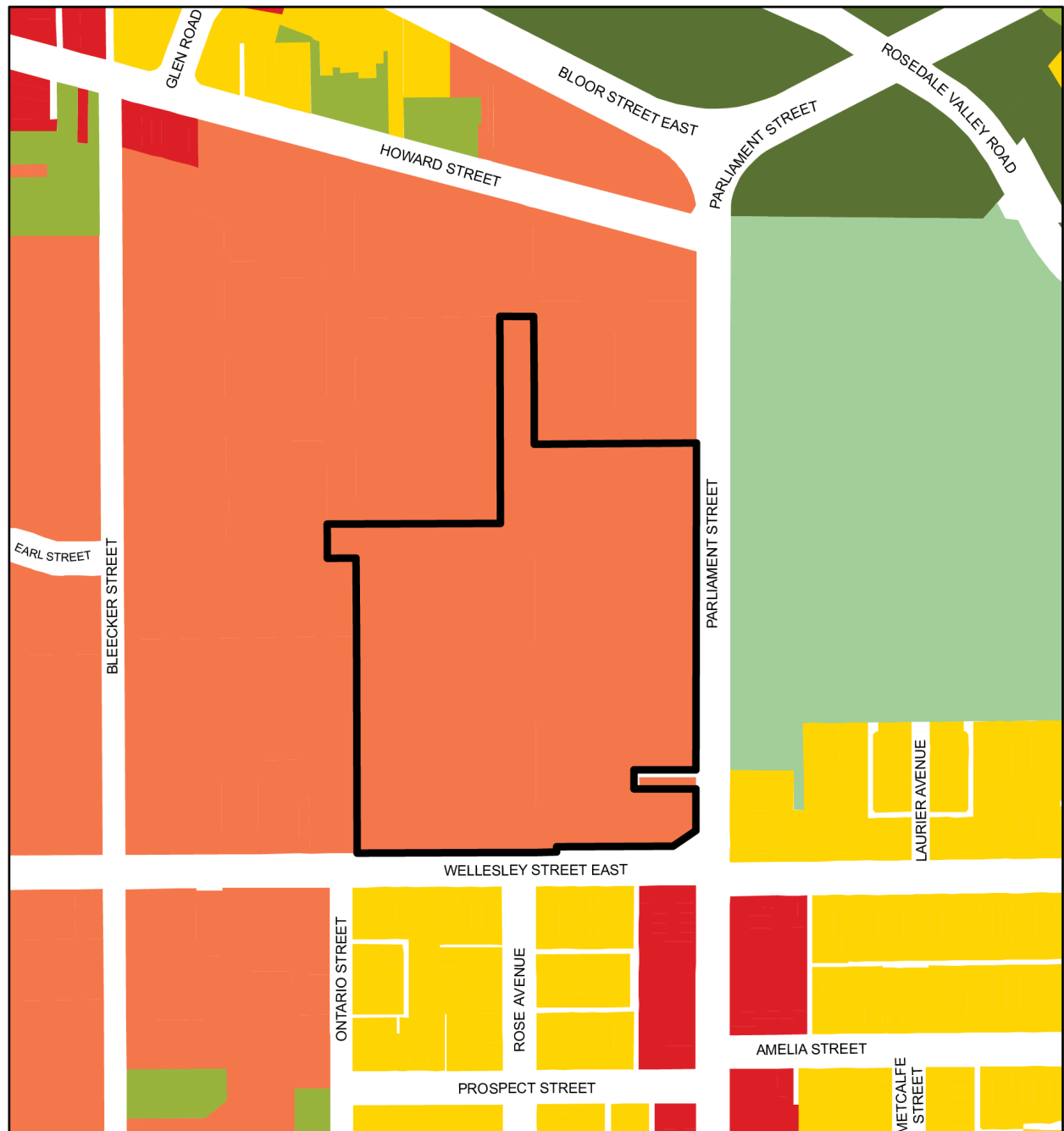
416-396-7824

Stephan.Posikira@toronto.ca

Attachment 2: Location Map



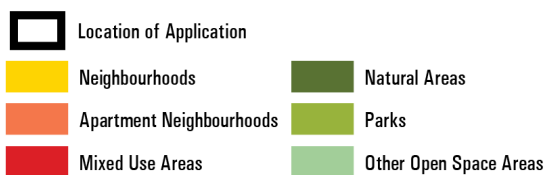
Attachment 3: Official Plan Land Use Map



238-280 Wellesley Street East, 650 Parliament Street & 77 Howard Street

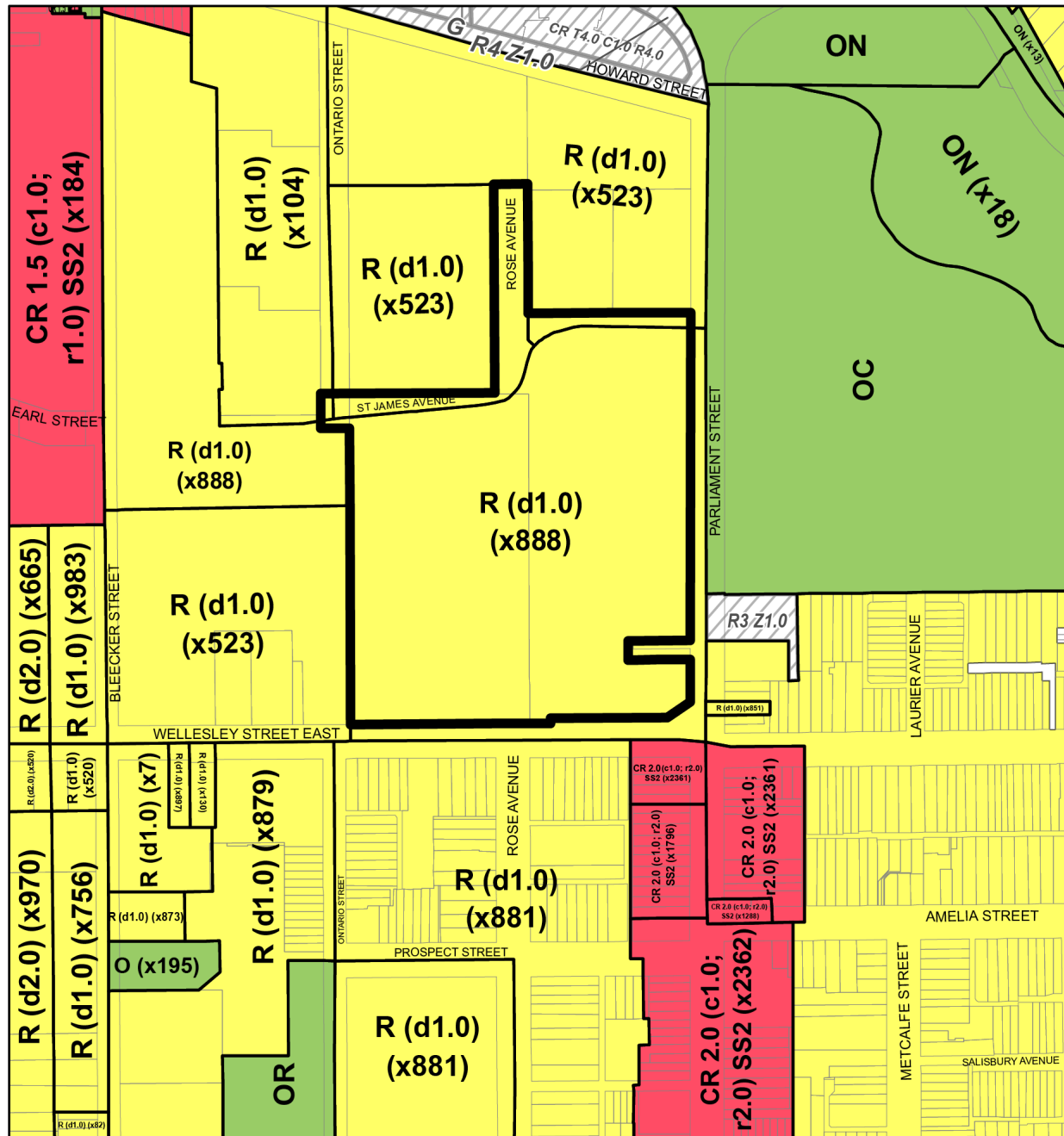
Official Plan Land Use Map # 18

File # 18 148195 STE 28 0Z



Not to Scale
Extracted: 06/17/2026

Attachment 4: Existing Zoning By-law Map



238-280 Wellesley Street East, 650 Parliament Street & 77 Howard Street

Zoning By-law 569-2013

File # 18 148195 STE 28 0Z

Location of Application

R	Residential	ON	Open Space Natural
RD	Residential Detached	OR	Open Space Recreation
CR	Commercial Residential	OC	Open Space Cemetery
O	Open Space		

See Former City of Toronto By-law No. 438-86

R3	Residential District
R4	Residential District
CR	Mixed-Use District
MCR	Mixed-Use District
G	Parks District



Not to Scale
Extracted: 06/17/2026

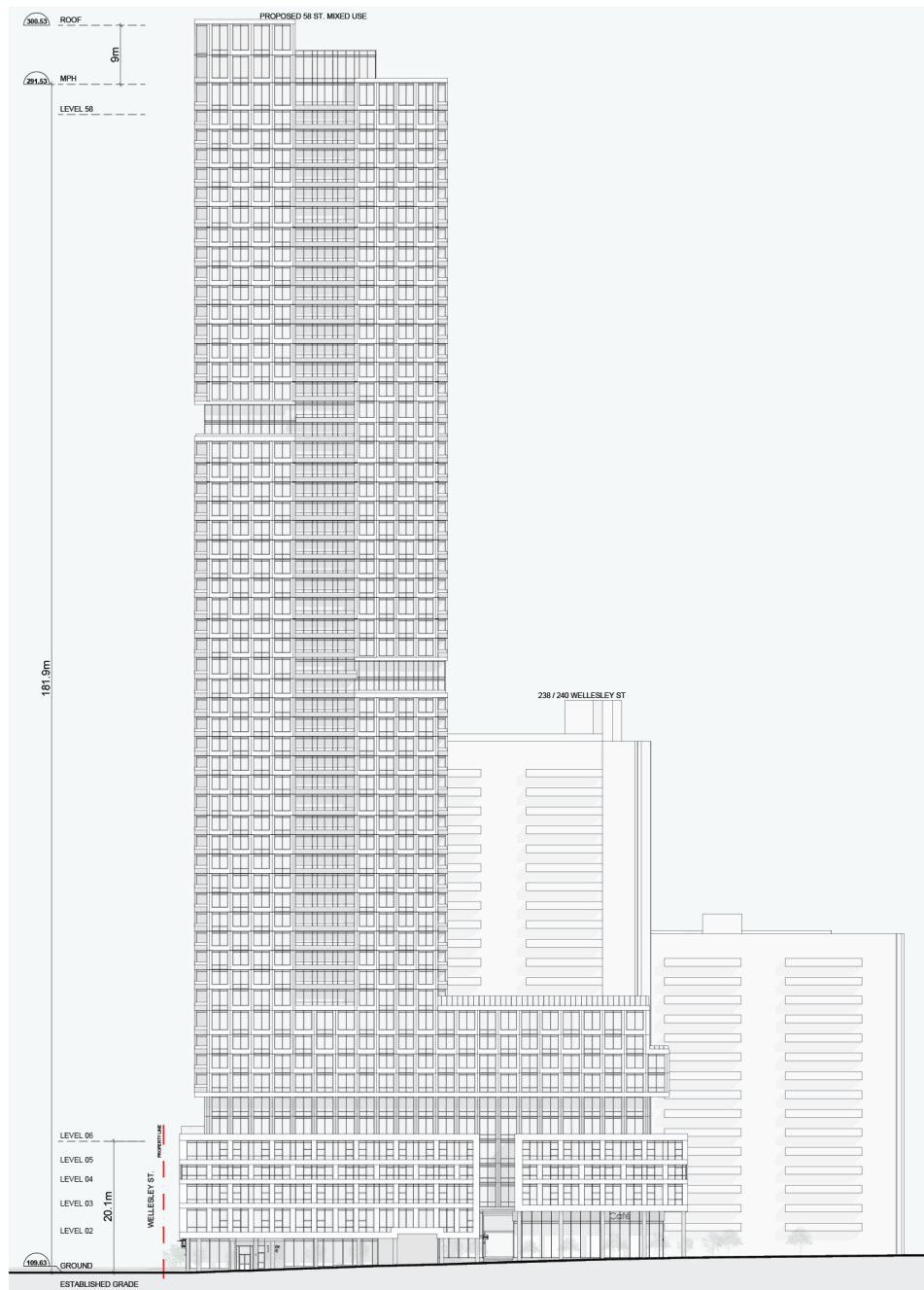
Attachment 5: Draft Zoning By-law Amendment

To be made available prior to the July 8 and 9, 2026, Toronto and East York Community Council Meeting.

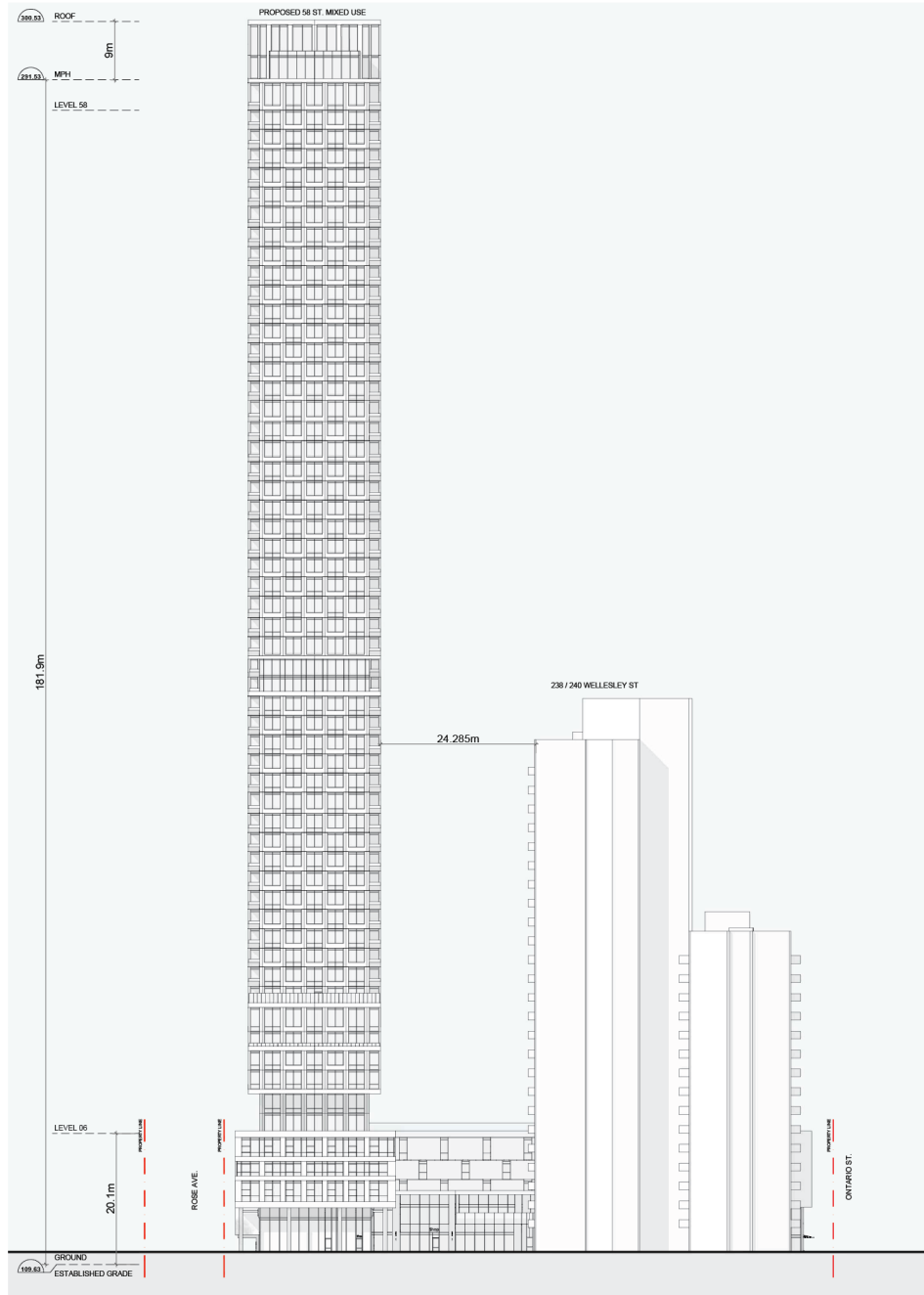
Page 29 of 43



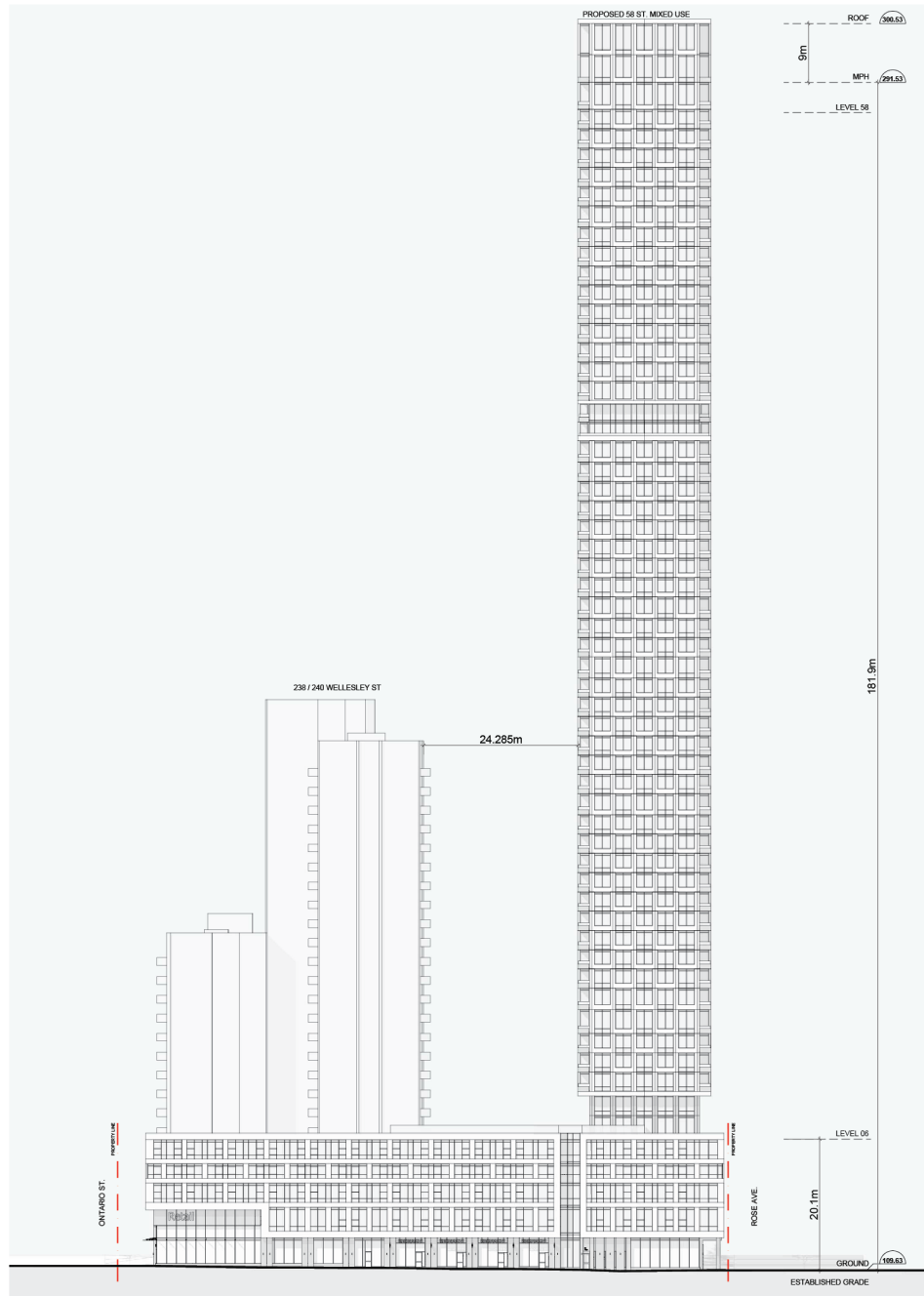
Attachment 7: Elevations



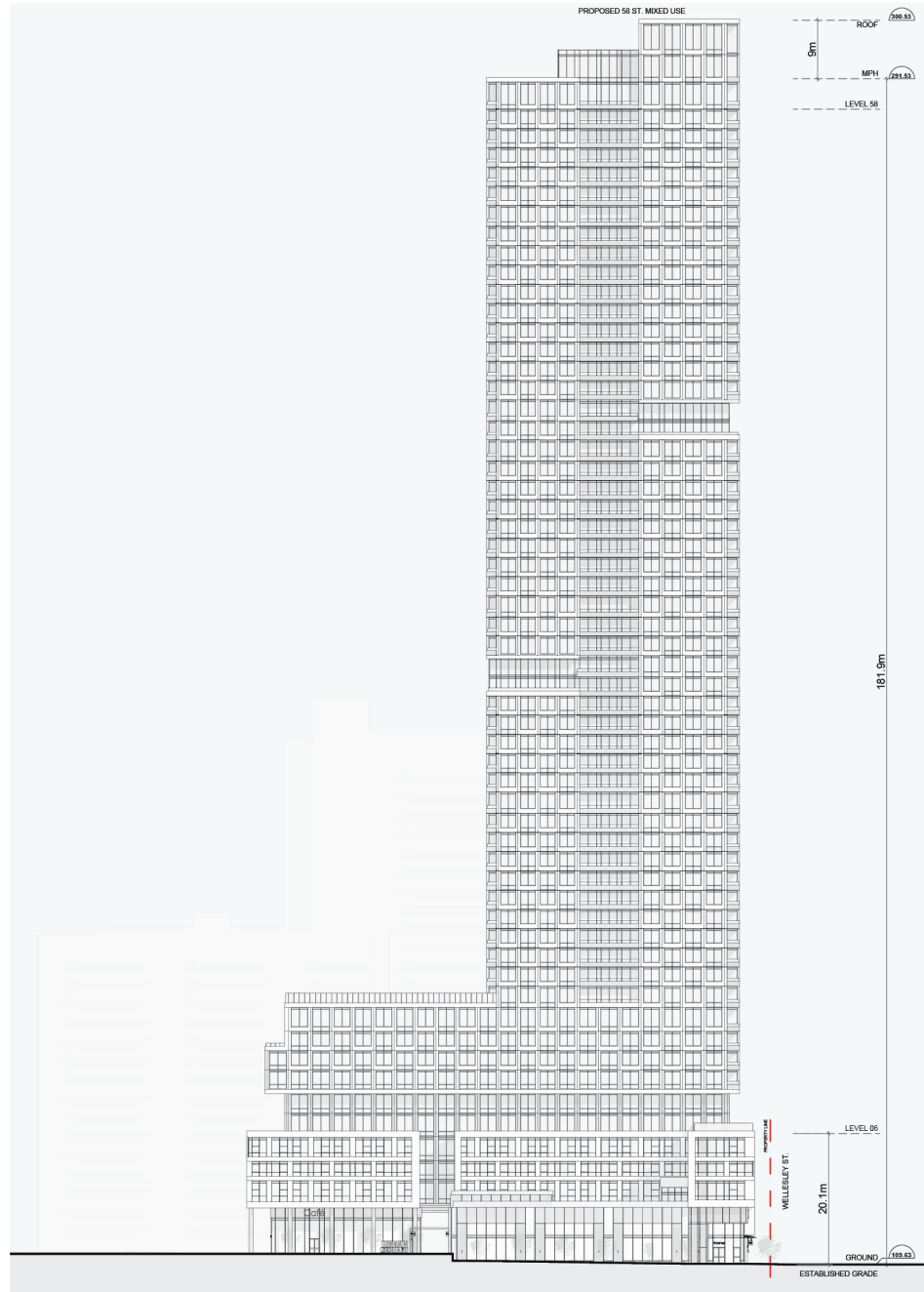
East Elevation



North Elevation



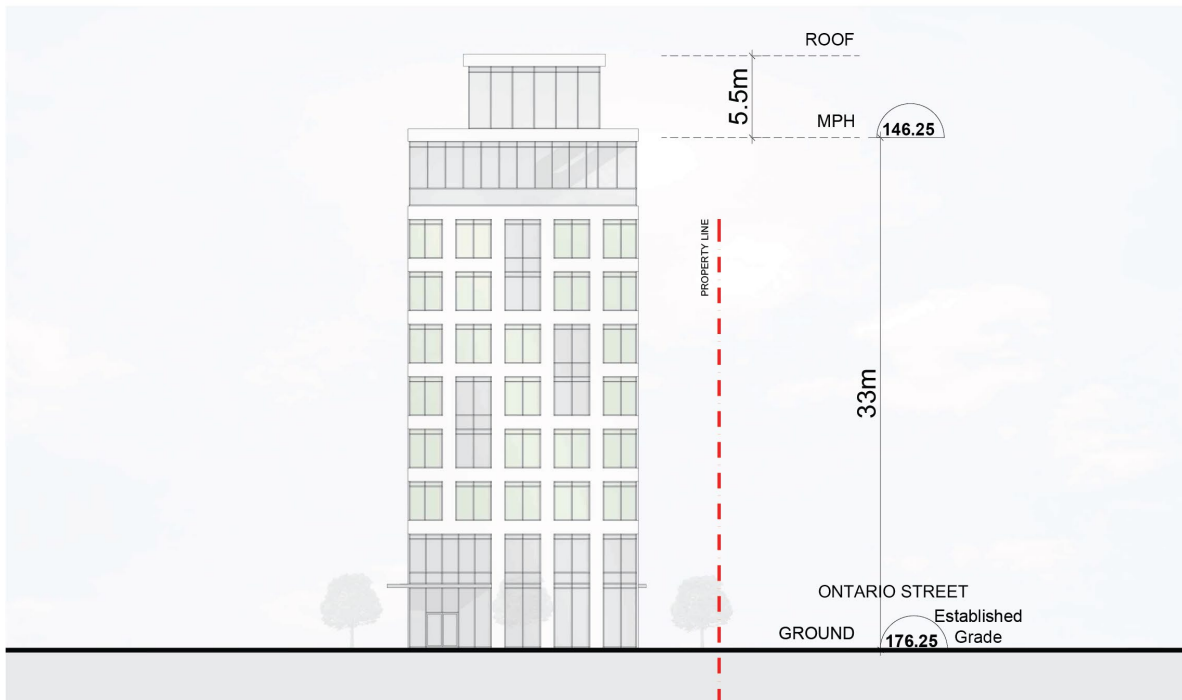
South Elevation



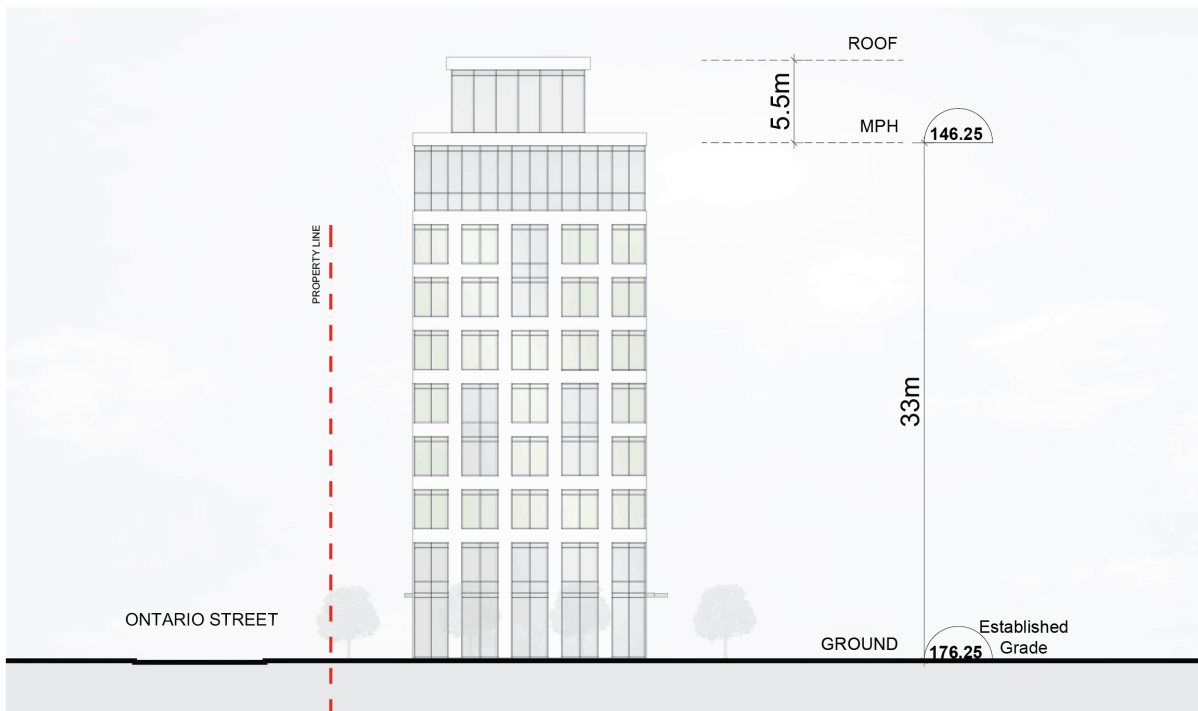
West Elevation



East Elevation



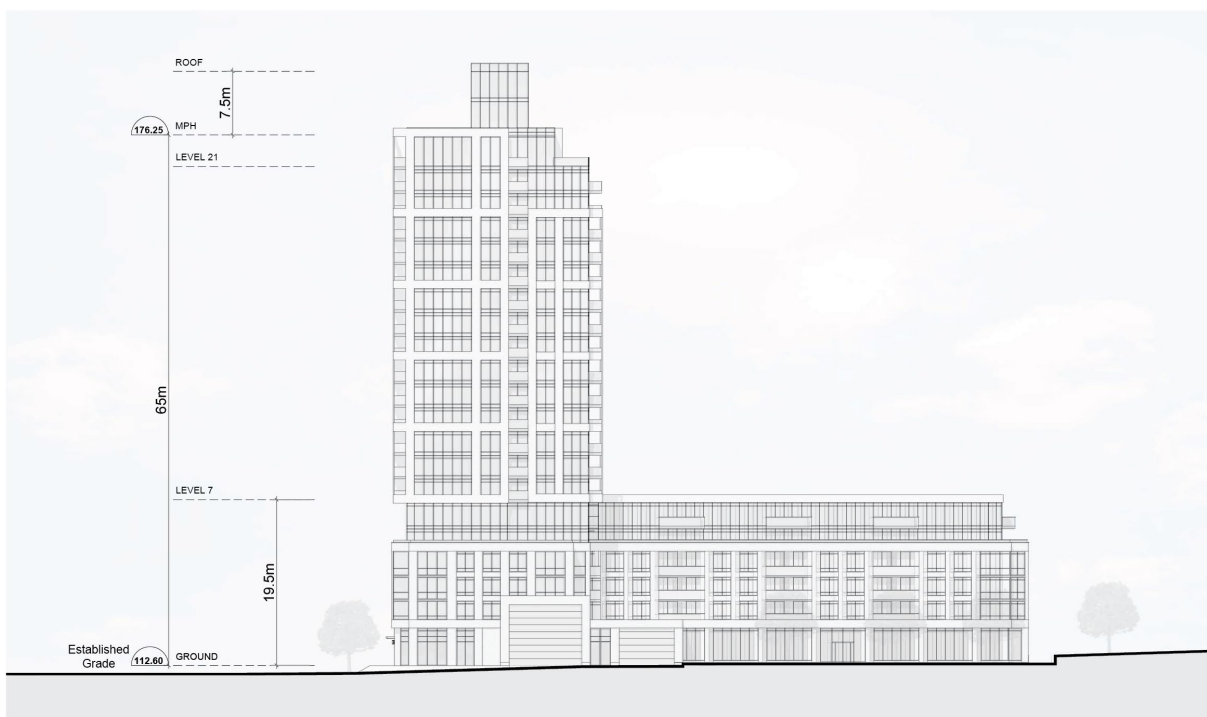
North Elevation



South Elevation



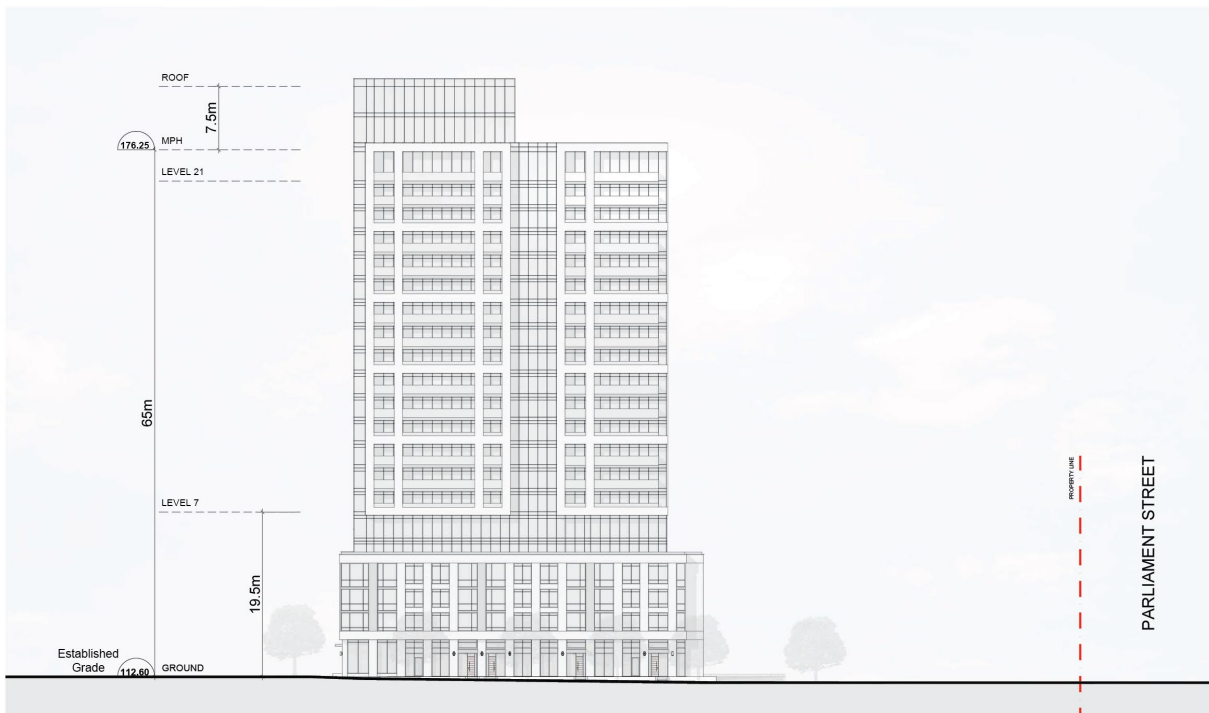
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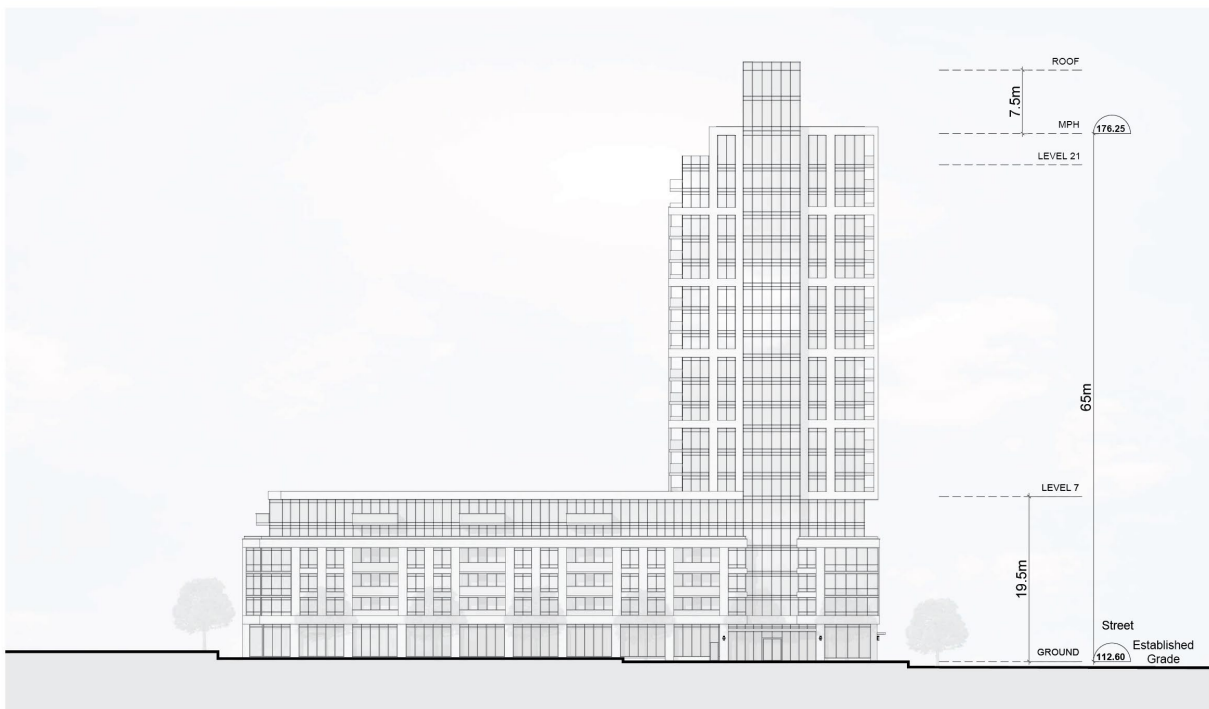
East Elevation



North Elevation

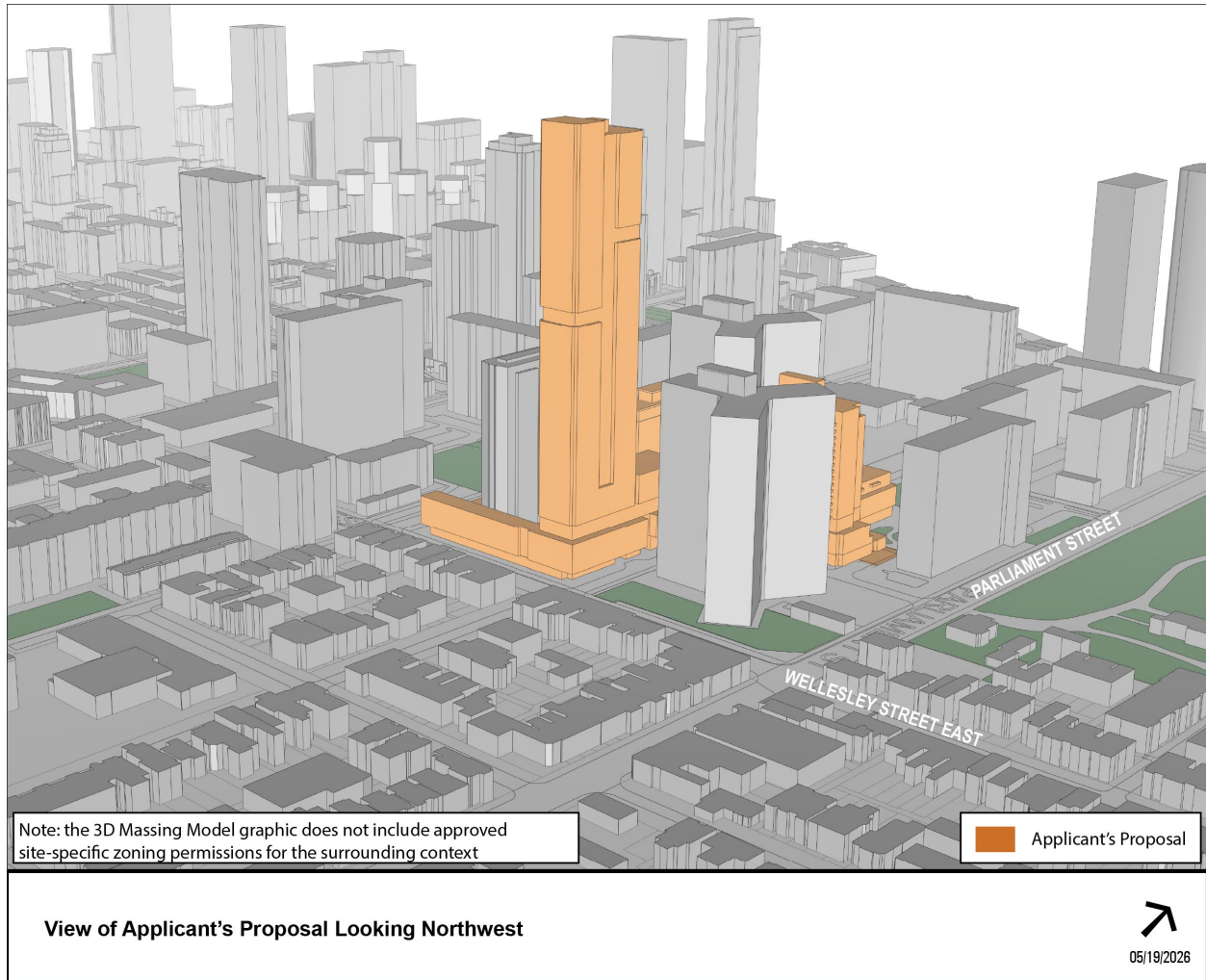


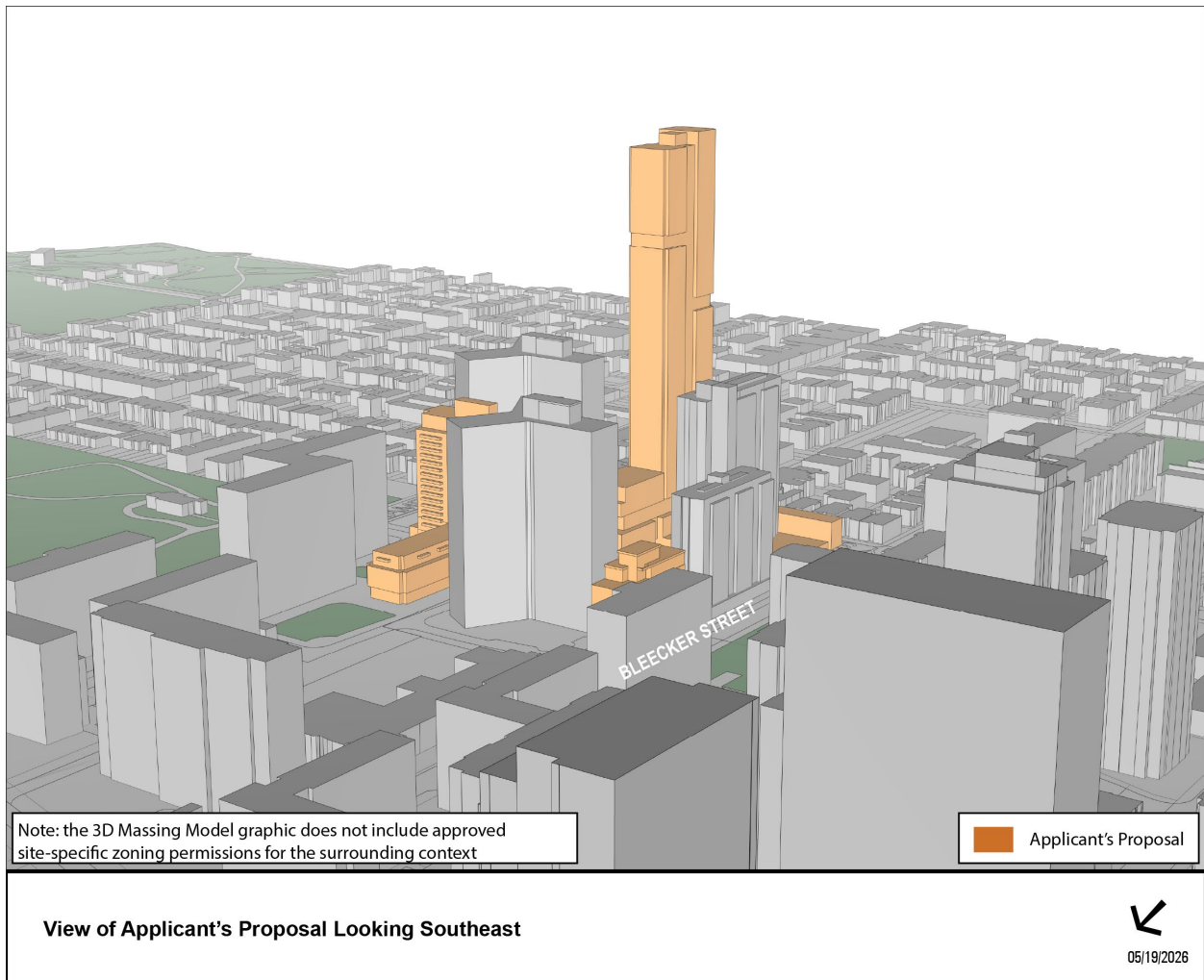
South Elevation



West Elevation

Attachment 8: 3D Massing Model





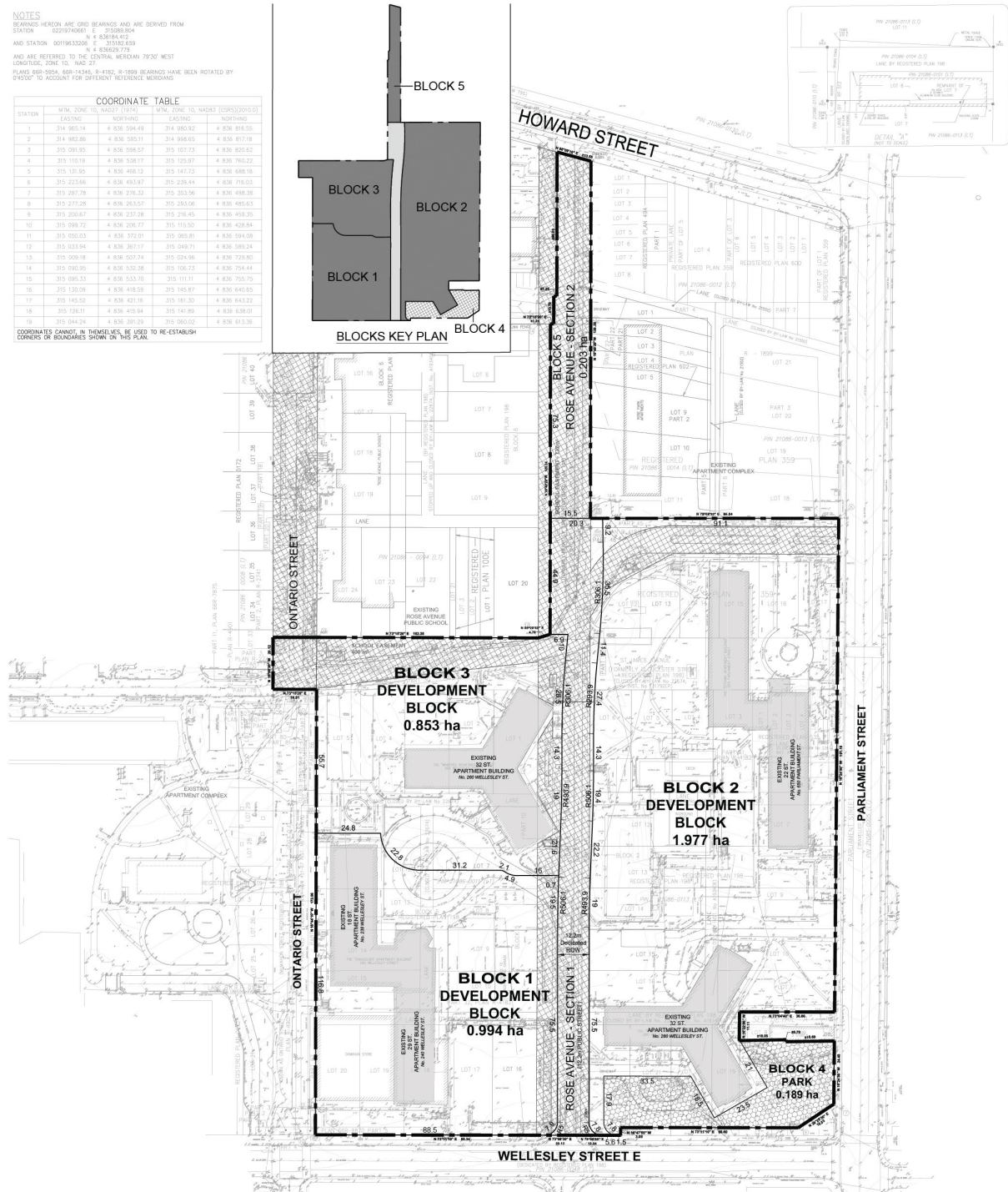
Attachment 9: Proposed Draft Plan of Subdivision

NOTES

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM
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AND STATION 0019633206 N 31582.659
E 830623.778
AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°30' WEST
LONGITUDE, ZONE 18, MAG 27
PLANS 600-5654, 600-14345, 6-4182, 6-1809 BEARINGS HAVE BEEN ROTATED BY
0°00'00" TO ACCOUNT FOR DIFFERENT REFERENCE MESSAGES

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2	314 962.86	4 836 505.11	314 968.05	4 836 817.18
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4	315 110.19	4 836 508.17	315 129.97	4 836 782.20
5	315 131.95	4 836 460.12	315 147.75	4 836 686.18
6	315 223.86	4 836 463.97	315 239.44	4 836 716.03
7	315 287.79	4 836 276.32	315 303.56	4 836 498.38
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18	315 138.17	4 836 415.04	315 141.89	4 836 638.07
19	315 044.24	4 836 389.29	315 050.03	4 836 613.36

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



Subdivision Plan



Attachment 10: In-kind Community Benefit Offer Letter



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.849.6938
mlaskin@goodmans.ca

June 18, 2026

Our File: 141618

Via E-mail

City of Toronto
Community Planning, Toronto & East York District
Toronto City Hall
100 Queen Street West, 18th Fl. E.
Toronto, ON M5H 2N2

Attention: Stephan Posikira, Senior Planner

Dear Mr. Posikira:

**Re: Proposed In-Kind Community Benefits Contribution
238-240 & 260 Wellesley Street East, 280 Wellesley Street East and 650 Parliament
Street, Toronto**

We are counsel to the owners of the lands municipally known as 238-240 & 260 Wellesley Street East, 280 Wellesley Street East and 650 Parliament Street, in the City of Toronto (the “**Site**”). Further to our on-going discussions with City staff, we are pleased to provide this letter confirming our clients’ offer to provide an in-kind contribution towards community benefits charges pursuant to subsection 37(6) of the *Planning Act* for the Site.

Background

On April 24, 2018, Official Plan Amendment and Zoning By-law Amendment applications (the “**OPA/ZBA Applications**”) were filed on behalf of our clients to facilitate the revitalization of the Site, a 4.3 hectare rental apartment building complex known as Wellesley-Parliament Square. The Applications were deemed complete on May 15, 2020.

Since that time, our clients and their consultants have worked collaboratively with City staff to refine the proposed development and the OPA/ZBA Applications through multiple resubmissions. A plan of subdivision application was also submitted in August of 2024 to facilitate the creation of new development blocks and a new public road, among other things.

A fifth resubmission of the OPA/ZBA Applications was filed on May 1, 2026, addressing further feedback from City staff. Our understanding is that a staff report recommending approval of the OPA/ZBA Applications is intended to be presented to Toronto and East York Community Council at its meeting commencing on July 8, 2026.

In-Kind Community Benefits Contribution

As our clients advanced the OPA/ZBA Applications, they have also had the opportunity to coordinate with City staff on the provision of certain facilities as in-kind contributions towards community benefits charges otherwise payable under the *Planning Act*. In accordance with those discussions, our clients are prepared to design, construct, commission, finish and convey to the City a Community Agency Space to be located in Building B1 of the development as an in-kind contribution in accordance with the following terms:

- (a) The Community Agency Space would be comprised of a minimum of 5,000 square feet of gross floor area and be located on the ground floor of Building B1.
- (b) The Community Agency Space would be conveyed to the City prior to the earlier of condominium registration and first occupancy of Building B1.
- (c) The Community Agency Space would be conveyed to the City in accordance with the City's Community Space Tenancy Policy (the "**CST Policy**"). Consistent with the CST Policy, the Community Agency Space would be used for non-for-profit community, social, recreational and/or cultural purposes, but not for child care, hostel, housing or affordable housing, or emergency shelter purposes.
- (d) The Community Agency Space would be finished to Base Building condition, with the terms and specifications to be secured in the in-kind Contribution Agreement.
- (e) Where required, concurrent with or prior to the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the lands on which Building B1 is located, an Easement and Cost Sharing Agreement at no cost to the City. The Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities within the development and/or the site, and the sharing of costs in respect thereof, that are required to support the use of, or otherwise to the owner and/or users of the Community Agency Space.
- (f) Prior to the issuance of the first above grade building permit for Building B1, the owner shall provide to the City a letter of credit or surety bond to secure the Community Agency Space in an amount sufficient to guarantee 120 percent of the estimated cost of the design, construction, commissioning, finishing and handover of the Community Agency Space complying with the specifications and requirements of the In-kind Contribution Agreement.
- (g) The provision of the Community Agency Space would be attributed a value equal to 75 percent of 4 percent of the value of the land, as determined the day before the day the first building permit is issued in respect of the development.



If this offer is accepted by City Council, our clients would work to enter into an agreement with the City pursuant to subsection 37(7.1) of the *Planning Act* to secure the in-kind contributions noted above prior to the issuance of the first building permit for any development on the Site subject to community benefits charges, with such agreement to be registered on title to the Site.

Our clients appreciate City staff's ongoing collaboration and look forward to City Council considering this offer along with the OPA/ZBA Applications.

Yours truly,

GOODMANS LLP

A handwritten signature in blue ink, appearing to read "Max Laskin".

Max Laskin

cc: Clients
Mike Dror and Karla Tamayo, Bousfields Inc.