

64-66 Wellesley Street East and 552-570 Church Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 29, 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: 26 119147 STE 13 OZ

Related Planning Application Numbers: 21 235906 STE 13 RH & 22 202940 STE 13 SA

SUMMARY

This report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law, with a holding provision, to permit a 36-storey (122.5 metres including mechanical penthouse) mixed-use building, containing 409 dwelling units (including 65 replacement rental units) and 852 square metres of non-residential gross floor area at 64-66 Wellesley Street East and 552-570 Church Street.

The application to amend the Official Plan is required to amend Site and Area Specific Policy 382 to permit a tall building in the Wellesley Wood Character Area.

A related Rental Housing Demolition application to permit the demolition and replacement of 65 rental dwelling units on site will be considered by City Council in conjunction with this report. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and financial compensation to lessen hardship.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated heritage property at 64 Wellesley Street East will be considered by City Council in conjunction with this report.

The applicant is proposing to acquire a public lane, known as Dapper Lane, that currently bisects the site in order for the proposal to be constructed. Approval of the permanent closure of the lane will be considered by City Council through a separate process at a future date in accordance with the relevant policies and legislation.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 64-66 Wellesley Street East and 552-570 Church Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 64-66 Wellesley Street East and 552-570 Church Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 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 authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision.
5. City Council accept the Owner's offer of an in-kind contribution (attached as Attachment 10 to this Report) pursuant to subsection 37(6) of the Planning Act and allow the Owner to provide a minimum 184 square metre community space located on the ground and mezzanine floors to the satisfaction of the Executive Director, Development Review, and Executive Director, Social Development, and 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.
6. City Council attribute a value to the In-kind Contribution, equal to 100 percent of 4 percent of the value of the land for the development permissions granted through the draft Zoning By-law Amendment included as Attachment 6 to this Report (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.
7. 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 on terms satisfactory to 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.

8. 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.

9. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Revised Rental Housing Demolition Application 21 235906 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of existing rental dwelling units.

10. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 64-66 Wellesley Street East and 552-570 Church Street from Permit Parking.

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 (Attachment 10 of this Report) and allow the owner to provide a Community Benefits Charge (CBC) in-kind contribution of a 184 square metre community space located on the ground floor and mezzanine level. The attributed value of the proposed CBC in-kind contribution is 100% 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.

DECISION HISTORY

On December 5, 2017, City Council refused an application to amend the Official Plan and Zoning By-law for the properties at 66 Wellesley Street East and 552-570 Church Street and the abutting public lane. This application proposed a 43-storey (162 metres including mechanical penthouse) mixed-use building containing 430 dwelling units. Staff recommended the application be refused, in part, due to nonconformity with the angular plane requirements for the Church Street Village Character Area in Site and Area Specific Policy 382 and the shadow impacts on Barbara Hall Park. The City Council decision can be found here: [City Council Decision](#).

On November 30, 2017, the applicant appealed Council's decision to the Ontario Land Tribunal (OLT).

On February 16, 2018, the applicant submitted a revised proposal which involved the expansion of the site to include the property at 64 Wellesley Street East. On May 22, 2018, City Council directed the City Solicitor to continue to oppose the applicant's appeal respecting revised application at the OLT. The City Council decision can be found here: [City Council Decision](#).

The OLT issued a decision on June 8, 2021, that dismissed the applicant's appeals and declined to amend the Official Plan and Zoning By-laws. The OLT decision can be found here: [OLT Decision](#).

On November 9, 2021, a new Official Plan and Zoning By-law Amendment application (21 235897 STE 13 OZ) and a new Rental Housing Demolition application (21 235906 STE 13 RH) were submitted to permit a 28-storey and a 7-storey mixed use building at 64-66 Wellesley Street East and 552-570 Church Street.

On July 19 and 20, 2023, City Council adopted, with amendments, the Official Plan and Zoning By-law Amendment (21 235897 STE 13 OZ) and Rental Housing Demolition applications (21 235906 STE 13 RH) to permit a 31-storey mixed-use building, containing 405 dwelling units (including 65 replacement rental units and 770 square metres of non-residential gross floor area on the ground floor. The City Council decision can be found here: [City Council Decision](#).

THE SITE

Description

The site is located at the northwest corner of Church Street and Wellesley Street East. It is rectangular with an area of 3,027 square metres and frontages of 50.5 metres on Church Street and 57.9 metres on Wellesley Street East. See Attachment 2 for the Location Map.

The site includes a 2.21-metre wide public lane, known as Dapper Lane, which bisects the site in a north-south direction. The lane runs along the east limit of the 66 Wellesley Street East property and terminates at the limit of the 570 Church Street property. In addition to the lane, the site includes the following properties:

- 64 Wellesley Street East: A five-storey heritage-designated rental apartment building comprised of 59 rental dwelling units, including 50 studio units and nine one-bedroom units.
- 66 Wellesley Street East: A vacant four-storey commercial building.
- 66A Wellesley Street East: A single-storey commercial unit that is currently occupied by a barber shop/hairstyling studio.

- 66B Wellesley Street East and 552-554 Church Street: A vacant four-storey mixed-use building with former retail and office units first two floors and six rental dwelling units above.
- 556-558 and 562-568 Church Street: Two two-storey commercial buildings that contain a mix of occupied and vacant commercial office and retail units.
- 570 Church Street: A slender parcel of undeveloped land with bollards preventing vehicular parking.

Heritage

The site contains a 5-storey heritage building on the property at 64 Wellesley Street East that is designated under Part IV of the Ontario Heritage Act.

THE APPLICATION

Description

A 36 storey (122.5 metres including the mechanical penthouse) mixed-use building. The proposal includes the demolition of all existing buildings on the site except for the partial retention of the designated heritage building at 64 Wellesley Street East.

Density

The proposal has a density of 10.6 times the area of the lot.

Residential Component

The proposal includes 344 new dwelling units, consisting of 7 studio (2%), 203 one-bedroom (59%), 101 two-bedroom (29%), and 33 three-bedroom units (10%). The proposal includes an additional 65 replacement rental units, including 50 studio, 11 one-bedroom, and 4 two-bedroom units.

Non-Residential Component

The proposal includes 852 square metres of commercial space on the ground floor.

Amenity Space

The proposal provides 1,636 square metres of amenity space, comprised of 818 square metres (2 square metres per dwelling unit) of indoor amenity space and 818 square metres (2 square metres per dwelling unit) of outdoor amenity space.

Access, Parking and Loading

Pedestrian access to the residential component is provided from Wellesley Street East and vehicular access is proposed from Church Street. The proposal includes 108 vehicular parking spaces (102 resident and 6 visitor), 411 bike parking spaces (369 long-term and 42 short-term), and 2 loading spaces (1 Type 'G' and 1 Type 'C').

Public Lane

The site includes the public lane, known as Dapper Lane, which is proposed to be incorporated into the development to permit construction of the proposed building over these lands.

To incorporate the public lane into the proposed development site, the owner must acquire these City-owned lands. The sale of City-owned lands is subject to a disposition process that is independent of the Official Plan and Zoning By-law Amendment process, and involves a separate City Council decision. Approval of the permanent closure of the lane will be considered by City Council through this separate process at a future date in accordance with the relevant processes, policies, and legislation.

Heritage Conservation

Partial retention of the designated heritage building at 64 Wellesley Street East is proposed. The front (south) elevation, west elevation, and portions of the east elevation are proposed to be retained in situ. The west elevation of the north wing is proposed to be reconstructed with heritage-appropriate materials that are subtly differentiated, to convey the building's original form.

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: <http://www.toronto.ca/66WellesleyStE>

Reasons for Application

The proposal requires an amendment to the Official Plan to amend Site and Area Specific Policy (SASP) 382 to permit limited architectural features to penetrate into the 44-degree angular plane starting from a height of 16 metres from Church within the Church Street Character Area, and to permit a tall building in the Wellesley Wood Character Area.

The Zoning By-law Amendment is required to vary performance standards including building height, gross floor area, setbacks, and bicycle parking location, among other standards.

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's Municipal Code, the Rental Housing Demolition and Conversion By-law, requires an applicant obtain approval from the City to permit the demolition of the existing rental units. The City may impose conditions on the approval that must be satisfied before a demolition permit is issued.

An application is required under Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective

of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act, 1992.

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 amendments 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).

Official Plan

The site is within the Downtown and Central Waterfront area. The west portion of the site is designated as Apartment Neighbourhoods (64 Wellesley Street East) and the remainder of the site is designated Mixed Use Areas. See Attachment 3 of this report for the Official Plan 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 (PMTSA)

The site is within four delineated Protected Major Transit Station Areas (PMTSAs). It is within 200 metres of the centre point of the delineated Wellesley subway station PMTSA associated with SASP 602 in Chapter 8 of the Official Plan. The site is also within 500 metres of the centre points of the delineated College, Bloor-Yonge and Bay subway stations, associated with Site and Area Specific Policy (SASP) 603, 600, and 599 respectively. Map 2 of the SASPs identify this site as having a minimum Floor Space Index (FSI) of 1.5 for the west portion of the site, and 2.0 for the east portion.

The area is planned for a minimum population and employment target of 1000 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 and Mixed Use Areas located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 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 report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Secondary Plan

The Downtown Secondary Plan designates the Mixed Use Areas portion of the site as Mixed Use Areas 3 - Main Street. Development in Mixed Use Areas 3 will be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. Church Street is identified as a Priority Retail Street.

North Downtown Yonge (SASP 382)

The site is located within two Character Areas in SASP 382. The west portion is within the Wellesley Wood Character Area, which is intended to remain a primarily stable apartment area providing a transition between the low-rise neighbourhoods to the north and the mixed-use frontage to the east. The east portion is within the Church Street Village Character Area, which is intended to preserve the fine-grain, low-rise, pedestrian-scaled retail character of Church Street.

Zoning

The portion of the site at 66 Wellesley Street East and 552-570 Church Street is zoned Commercial Residential (CR 3.0 (c1.7; r3.0) SS1 (x2545)), which permits a broad range of uses, including residential, office and retail, and has a maximum height of 18 metres. 64 Wellesley Street East is zoned Residential (R (d2.5) (x878)), which permits a variety of residential uses and has a maximum height of 30.0 metres.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines; 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 <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On April 9, 2026, an in-person community consultation meeting was hosted by City staff. Approximately 30 members of the public were in attendance, as well as the Ward Councillor and the applicant team. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application. Issues raised by attendees at the meeting and through other correspondence include:

- Mixed feedback regarding shadow impacts on Barbara Hall Park and the AIDS Memorial in particular, with some expressing a desire to limit shadowing while others felt the extent of the impact was acceptable;
- Mixed feedback on the height and massing of the proposal, with some suggestions for lower scale development while others supported the proposed scale and form;
- Vehicular congestion concerns on Wellesley Street East;
- Availability of affordable commercial space and displacement of small, queer-owned businesses;
- Support for the provision of purpose-built rental housing; and
- Support for the proposed streetscape improvements along Church Street and Wellesley Street East.

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.

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, Downtown Plan, SASPs, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The mix of non-residential uses, including community space, within the base building and residential uses in the tower above are permitted in the land use designations and support key objectives of the Official Plan and Downtown Plan. The retail uses proposed along the ground floor of the Church Street frontage meets the intent of the Priority Retail Street policies in the Downtown Plan, which encourage retail, services, restaurants, and small shops at grade with other uses above, and the narrow storefront widths meet the intent of SASP 382 and are secured in the Zoning By-law Amendment.

Housing

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 Zoning By-law Amendment conforms with the policy direction of the Downtown Plan.

Rental Housing Demolition and Replacement

An amendment to the previously approved Rental Housing Demolition application (21 235906 STE 13 RH) will be considered in conjunction with the subject report. The amended Rental Housing Demolition application replaces previously approved recommendations with new recommendations that align with the new development proposal and associated built form changes. The report secures replacement of the existing 65 rental housing dwelling units. It also secures an updated Tenant Assistance Plan that is consistent with the City's current practices, including the right of existing eligible tenants to return to replacement rental units at similar rents and provides financial compensation to lessen hardship.

Built Form

Planning staff find that the proposed built form appropriately responds to the policy framework applicable to the site.

The site is located in two Character Areas identified in SASP 382: the Church Street Village Character Area (CSVCA) along the Church Street frontage, and the Wellesley Wood Character Area (WWCA) on the western portion of the site.

The CSVCA is identified as a stable area that is intended to reinforce the core village area as a low- to mid-rise pedestrian oriented main street. Consistent with this objective, a 5-storey (18.5-metre) streetwall is proposed along both Church Street and Wellesley Street East, corresponding to the height of the existing 5-storey building at 64 Wellesley Street East. Along Wellesley Street East, the base building is set back to align with the retained heritage property at 64 Wellesley Street East and incorporates the retained in-situ west and south elevations of the heritage building. Along Church Street, the building is set back to widen the sidewalk along the street and provide additional prominence to the corner and key intersection in the village. The 5-storey streetwall maintains a continuous pedestrian-scaled built form condition along both frontages and integrates the retained heritage property.

The current proposal eliminates the additional building mass above the base building from within the CSVCA that had been approved through the previous application for the site. This clear setback condition represents an appropriate transition between the Character Areas and from the base to the tower.

Above the base building, the tower is proposed to be set back approximately 8.0 metres from the south (Wellesley Street East) property line, 3.5 metres from the west property line and 8.2 metres from the north property line. The south setback is appropriate to maintain the prominence of the heritage property along the street, the west setback is acceptable as the Paul Kane House Parkette, a City-owned open space and designated heritage property, abuts the site, and the north setback is acceptable based on the planned context of the adjacent area, with an approved 12-storey building on the abutting lands.

The proposed building has an overall height of 36 storeys (122.5 metres including mechanical penthouse), which is appropriate within the portion of the site located in the WWCA. This height is consistent with the recent and planned context for the WWCA, where taller buildings have been approved, including 34-42 Maitland Street at 56 storeys. While the proposal introduces additional density on the site, the tower element is located only within the WWCA. This location concentrates the building's height and massing away from Church Street and maintains a setback of approximately 31.6 metres from the Church Street frontage and the tower. As a result, the proposed development provides an appropriate transition between the higher-scale built form context along Wellesley Street East to the west and the lower-scale character of Church Street.

The site is located within the Wellesley Station PMTSA (SASP 602). The tower portion of the proposal is located within the 200-metre buffer and the remainder of the site is within the 500-metre buffer. The proposal exceeds both the minimum density of 2 and the permitted density of 8 times the area of the lot.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

The intersection of Church Street and Wellesley Street East is a prominent location within the Church and Wellesley neighbourhood. The public realm has been designed to respond to this context and support an active and pedestrian-oriented street condition.

Along Wellesley Street East, a sidewalk area of 10.7 metres, measured from the curb to the building face, is proposed. Along Church Street, a sidewalk area of 5 metres, measured from the curb to the building face, is proposed. This provides space for appropriate pedestrian clearways, street trees and other planting along both street frontages, as well as public seating and other pedestrian amenities to enhance the public realm.

Fine-grain retail uses with narrow storefront widths are proposed along both the Church Street and Wellesley Street East frontages, contributing to a continuous and animated street edge.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal has been located and massed to adequately limit new shadow on Barbara Hall Park and the adjacent public realm.

The Downtown Plan identifies Barbara Hall Park as a Sun Protected Park and requires development to adequately limit new shadow on the park between March 21 and September 21, from 10:18 a.m. to 4:18 p.m. SASP 382 contains policy directing that no net new shadow be cast on Barbara Hall Park between 10 a.m. and 4 p.m. by development on lands within the Church Street Village Character Area (CSVCA). The net new shadow cast on the park by this proposal originates from the tower, which is located within the Wellesley Wood Character Area (WWCA) and is set back approximately 31.6 metres from Church Street. No part of the building that casts net new shadow on the park is located within the applicable Character Area, so the the Downtown Plan's requirement to adequately limit new shadow applies, and is met for the reasons set out below.

The AIDS Memorial, located within Barbara Hall Park, is recognized as a site of significant cultural importance to Toronto's 2SLGBTQ+ community. Community members raised concerns during the consultation process regarding the acceptability of shadow impacts on the memorial, and these concerns have been considered in staff's review of the application

On March 21, new shadow falls on the park between approximately 2:03 and 4:18 p.m., and on the Memorial between approximately 3:26 and 4:18 p.m. On September 21, new shadow falls on the park between approximately 1:48 and 4:18 p.m., and on the Memorial between approximately 3:18 and 4:18 p.m. Relative to the previously approved 31-storey scheme, the proposal results in a limited increase in shadow on Barbara Hall Park and the AIDS Memorial during afternoon periods near the spring and fall equinoxes.

The tower location southwest of Barbara Hall Park and design, with a north-south tower orientation, lessens the extent of the shadows on the park, minimizing the duration of shadow on any one area. There is no shadow on the AIDS Memorial from April 8 to September 3, and no shadow on Barbara Hall Park from May 26 to July 21. Staff find the additional shadowing relative to the previously approved scheme acceptable on balance with the improvements to built form and the public realm along Church Street secured through the Zoning By-law Amendment.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas at grade and in proposed amenity areas will be suitable for their intended uses throughout the year and no pedestrian areas on or around the subject site will experience conditions that could be considered dangerous. Staff are satisfied with the assessment, conclusions, and recommendations of the study.

Heritage Conservation

The development proposal includes the in-situ retention of a substantial portion of the designated heritage apartment building at the west portion of the site including the south (Wellesley Street East) and west elevations, and portions of the east elevation. The north (rear) wing does not contain any heritage attributes and is proposed to be removed. Heritage planning staff are satisfied that the proposed development would appropriately conserve the on-site and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy and secured in an amended heritage easement agreement.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated property will be considered by City Council in conjunction with this report.

Integration of Dapper Lane

The proposal includes the incorporation of City-owned lands that contain the public laneway, known as Dapper Lane, into the development. The proposed building is designed to occupy these lands and, as a result, the development is contingent on the closure and conveyance of the lane.

The closure and conveyance of City-owned lands are subject to a separate process that is independent of the proposed Official Plan and Zoning By-law Amendment application and will require a future Council decision. In addition, a privately-owned one foot reserve exists within the lane, which the applicant must acquire prior to the City's approval of the permanent closure. Accordingly, the proposed Zoning By-law Amendment includes a Holding provision requiring completion of the lane closure and conveyance process prior to the lifting of the Holding symbol. The applicant has formally acknowledged that the permanent closure of the lane will be subject to an independent City Council decision.

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 to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. 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, Parking

The Transportation Impact Study submitted in support of the application concludes that the traffic impact, access, parking and loading arrangements for this development are acceptable. Transportation Review staff have reviewed the report and accept its conclusions.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Area. Nonetheless, any parking that is provided is subject to zoning and accessibility standards for parking spaces.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking should it be implemented in this area in the future. 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.

Tree Preservation

The Tree Preservation Plan and Arborist Report submitted in support of the application identify 13 private trees that are proposed for removal to accommodate the development, and 7 mature trees located immediately west of the site and 4 trees along Wellesley Street East that are proposed to be protected. A total of 6 new street trees are proposed, with 2 trees along Wellesley Street East and 4 trees along Church Street. Any required permits to injure or remove trees will be secured and replacement planting provided to meet compensation requirements to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

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.

Community Benefit Charge

This Report recommends that Council accept the Owner's offer (Attachment 10 of this Report) and allow the Owner to provide a Community Benefits Charge (CBC) in-kind contribution to provide a minimum 184 square metre community space located on the ground floor and mezzanine level. The attributed value of the proposed CBC in-kind contribution is 100 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.

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 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;
- (ii) arising from the accepted and satisfactory Engineering Reports from (i) 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 financially secured agreement, all to the satisfaction of the Director, Engineering Review, and the General Manager, Toronto Water; or
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, and the General Manager, Toronto Water;

(iii) all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water;

(iv) the owner shall enter into an agreement to purchase the public lane known as Dapper Lane (the "Lane") from the City, conditional upon City Council approving the permanent closure of the Lane, and subject to the necessary approvals being granted by the appropriate City authorities to declare the Lane surplus and authorize the sale of the Lane to the Owner, to the satisfaction of the Director, Corporate Real Estate Management, in consultation with the City Solicitor; and

(v) the owner shall provide evidence that it has acquired good title to the privately-owned 1-foot reserve located within the Lane, to the satisfaction of Director, Corporate Real Estate Management, in consultation with the City Solicitor.

(vi) has provided a detailed Conservation Plan, prepared by a qualified heritage consultant for 64 Wellesley Street East to the satisfaction of the Senior Manager, Heritage Planning substantially in accordance with the approval granted by City Council pursuant to the Ontario Heritage Act through TEY Decision Item 2026 referring to the heritage alteration approval; and

(vii) entered into and registered on title to the lands an amended Heritage Easement Agreement pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, Senior Manager, Heritage Planning and the City Solicitor.

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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model
- Attachment 10: In-kind Community Benefit Charge Offer Letter

Attachment 1: Application Data Sheet

Municipal Address: 64-66 Wellesley Street East, 552-570 Church Street Date Received: February 20, 2026

Application Number: 26 119147 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: 36-storey mixed-use building

Applicant	Agent	Architect	Owner
MOD Developments Inc	MOD Developments Inc c/o Michael Fox	Diamond Schmitt	Monone C and W Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	SASP 382 SASP 602 SASP 603 SASP 600 SASP 599
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Zoning:	CR3.0 (c1.7; r3.0) SS1 (x2545); R(d2.5) (x878)	Heritage Designation:	Y
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Height Limit (m):	30, 18	Site Plan Control Area:	Y
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PROJECT INFORMATION

Site Area (sq m):	3,028	Frontage (m):	60	Depth (m):	51
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,019.6	2,019.6
Residential GFA (sq m):	2,953		31,288	31,288
Non-Residential GFA (sq m):			852	852
Total GFA (sq m):	2,953		32,140	32,140
Height - Storeys:	6		36	36
Height - Metres:			115	115

Lot Coverage Ratio (%)	80.16	Floor Space Index:	10.64
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA: 31,288
 Retail GFA: 852
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	65		344	409
Freehold:				
Condominium:				
Other:				
Total Units:	65		344	409

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		57	203	101	33
Total Units:		57	203	101	33

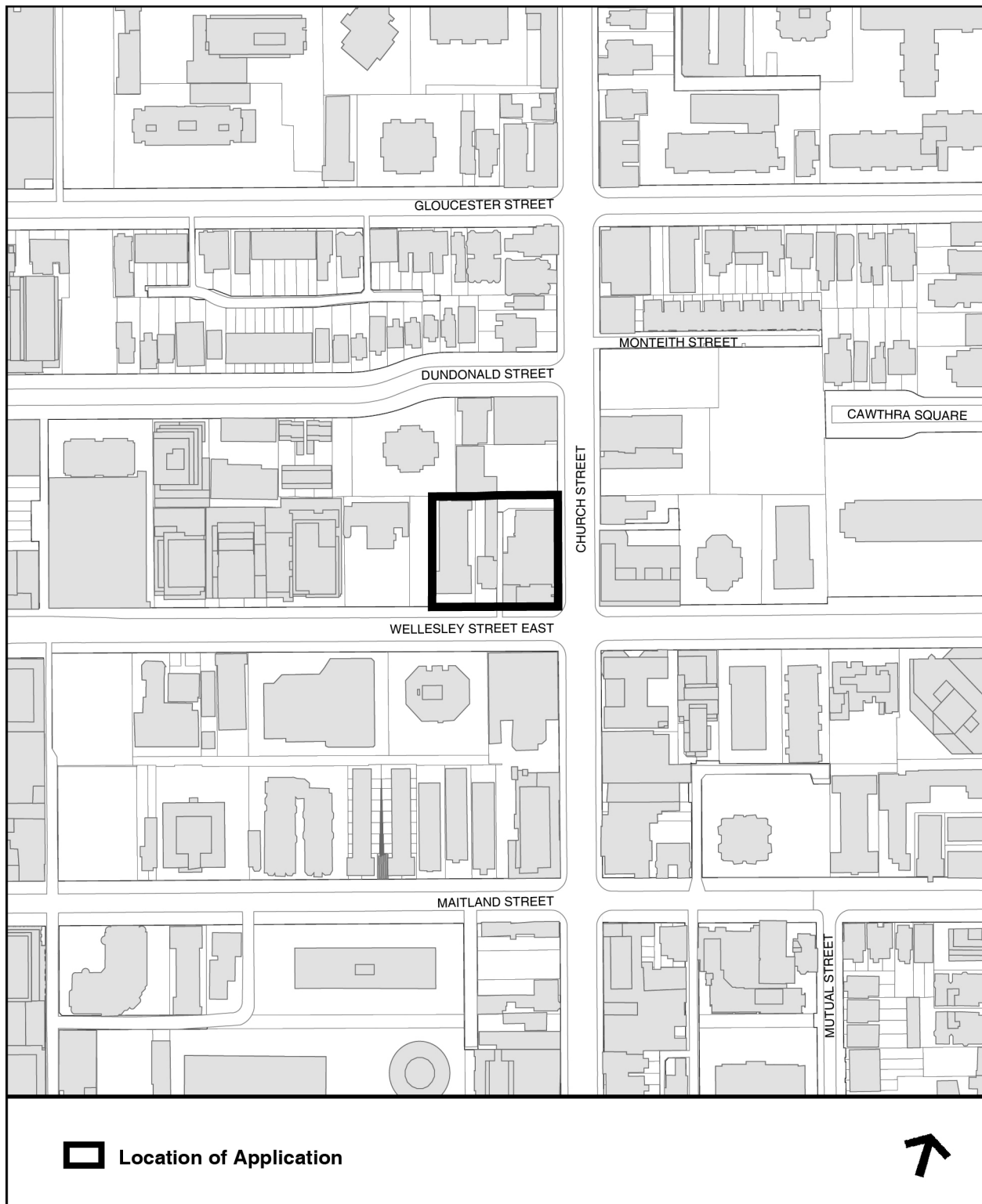
Parking and Loading

Parking Spaces:	108	Bicycle Parking Spaces:	411	Loading Docks:	2
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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



Official Plan Land Use Map 18

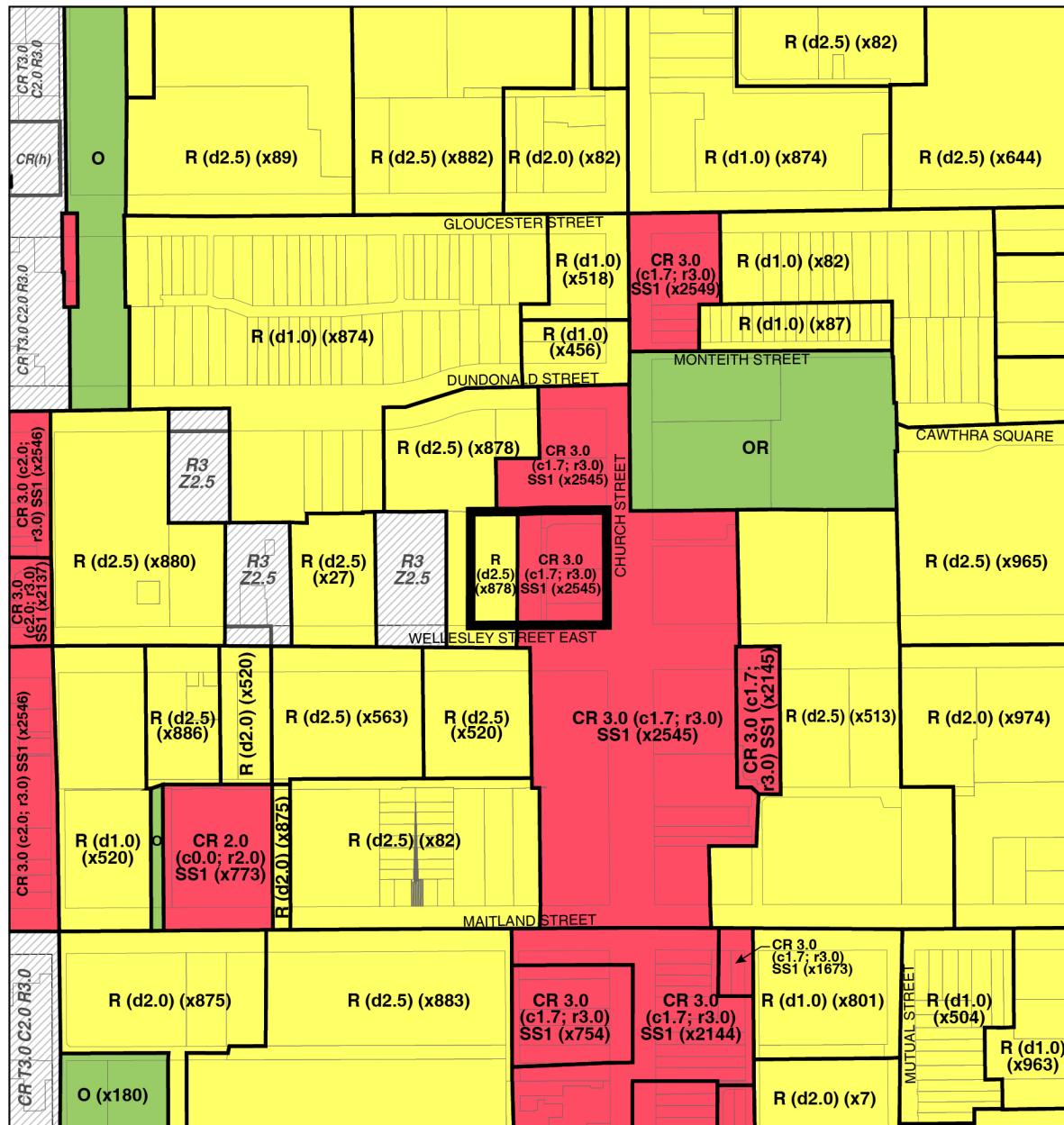
64-66 Wellesley Street East
and 552-570 Church Street

File # 26 119147 STE 13 02



↑
Not to Scale
Extracted: 02/23/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

64-66 Wellesley Street East
and 552-570 Church Street
File # 26 119147 STE 13 0Z

	Location of Application		See Former City of Toronto By-law No. 438-86
	R Residential		CR Mixed-Use District
	CR Commercial Residential		R3 Residential District
	O Open Space		
	OR Open Space Recreation		

↑
Not to Scale
Extracted: 02/23/2026

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 956
for the City of Toronto
respecting the lands known municipally in the year 2025, as
64 and 66 Wellesley Street East, and 552, 556, 558, 560, 562, 564, 566, 568, and 570 Church
Street**

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. ~~~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 956 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 64 and 66 WELLESLEY STREET EAST, 552, 556, 558, 560, 562, 564, 566, 568, and 570 CHURCH STREET

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following new section 7 to Site and Area Specific Policy 382, as follows:

“7.0 Site Specific Policies

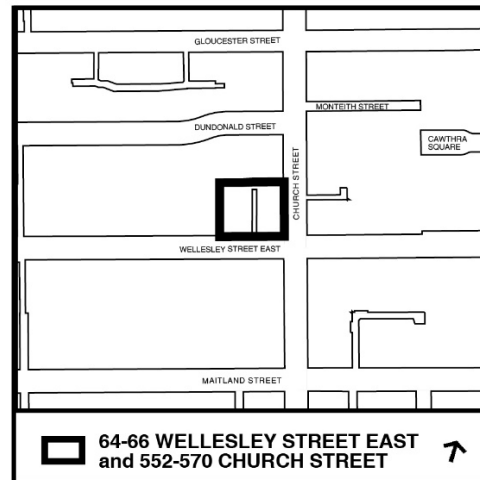
7.0.1 The policies of this Site and Area Specific Policy apply to areas subject to Site Specific Policies contained in this Section, except in the case of a conflict, the Site Specific Policy will prevail to the extent of the conflict.”

2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 382, Section 7, Site Specific Policies, is amended by adding the following:

“7.6 64-66 Wellesley Street East, and 552, 556, 558, 560, 562, 564, 566, 568, 570 Church Street

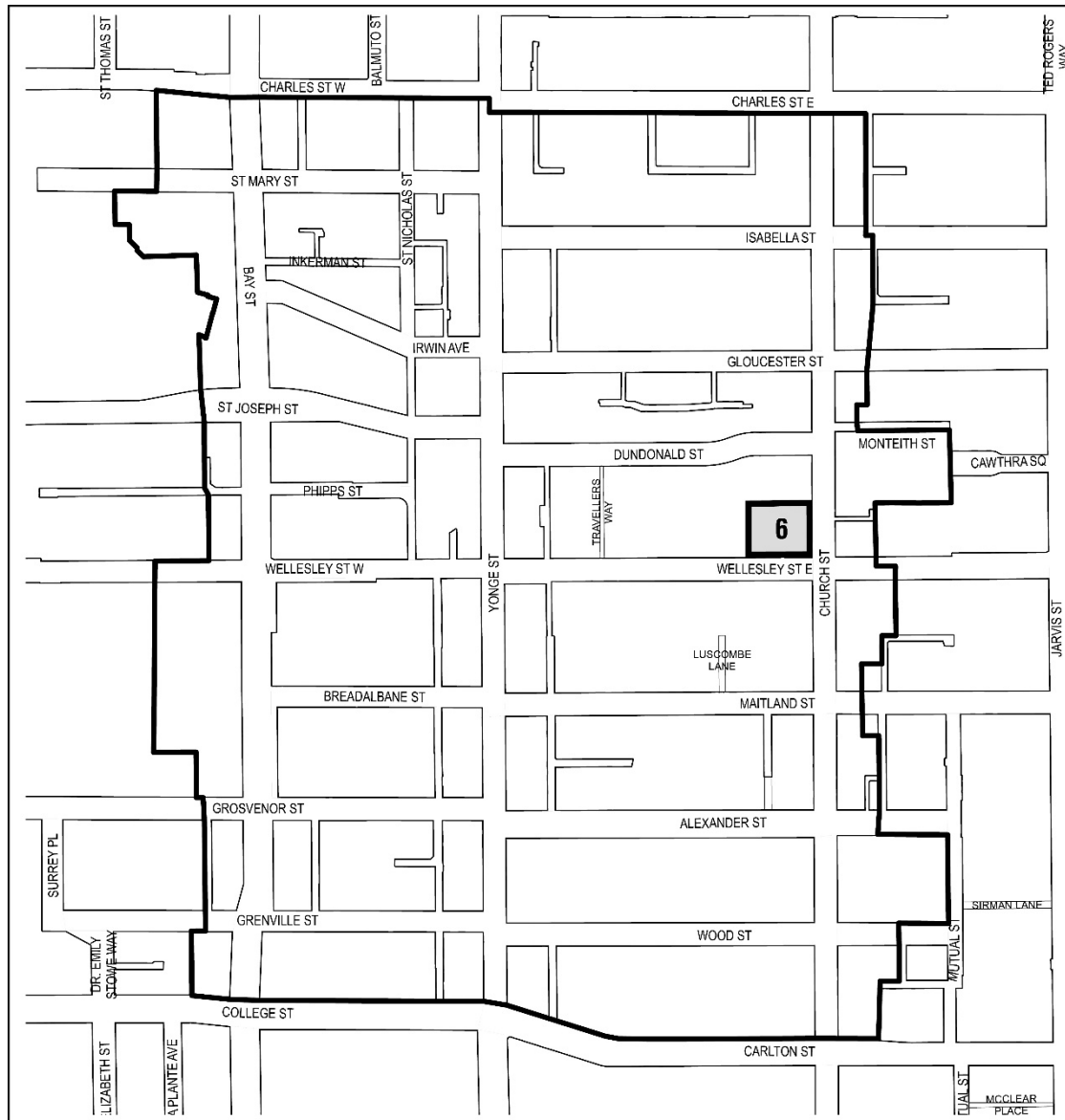
a) A mixed-use tall building is permitted.

b) Development/redevelopment may be permitted to project into the 44 degree angular plane as measured from the Church Street lot line, commencing at a building height of 16 metres above the street level, and then angling upwards at an angle of 44 degrees away from Church Street over the site, for minor rooftop architectural features only, including parapets.”



3. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 382, Map 3 is amended by adding the lands municipally known in the year 2025 as 64-66 Wellesley Street East, and 552, 556, 558, 560, 562, 564, 566, 568, 570 Church Street as Site Specific Policy 6 as shown in the attached Appendix 1.

Appendix 1



Toronto
SASP 382

Map 3 Site Specific Policies

File # 26 119147 STE 13 0Z

-  SASP 382 Boundary
-  Site Specific Policies*

The shaded areas on this map
are subject to the site specific
policies in SASP 382, Section 7

Not to Scale
Extracted: 06/16/2026

Attachment 6: Draft Zoning By-law Amendment

This attachment is available under separate cover.

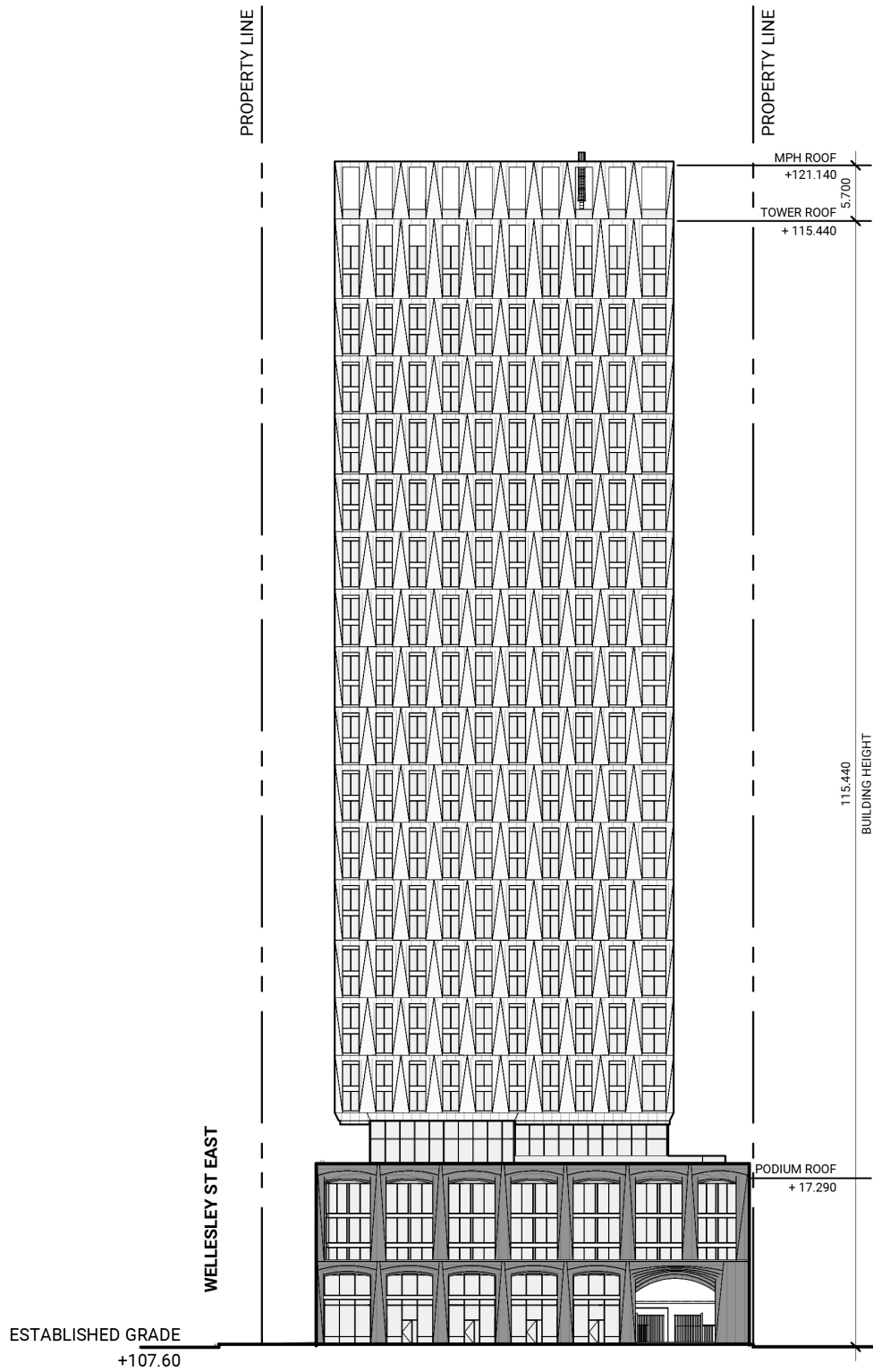
Decision Report - Approval - 64-66 Wellesley Street East and 552-570 Church Street



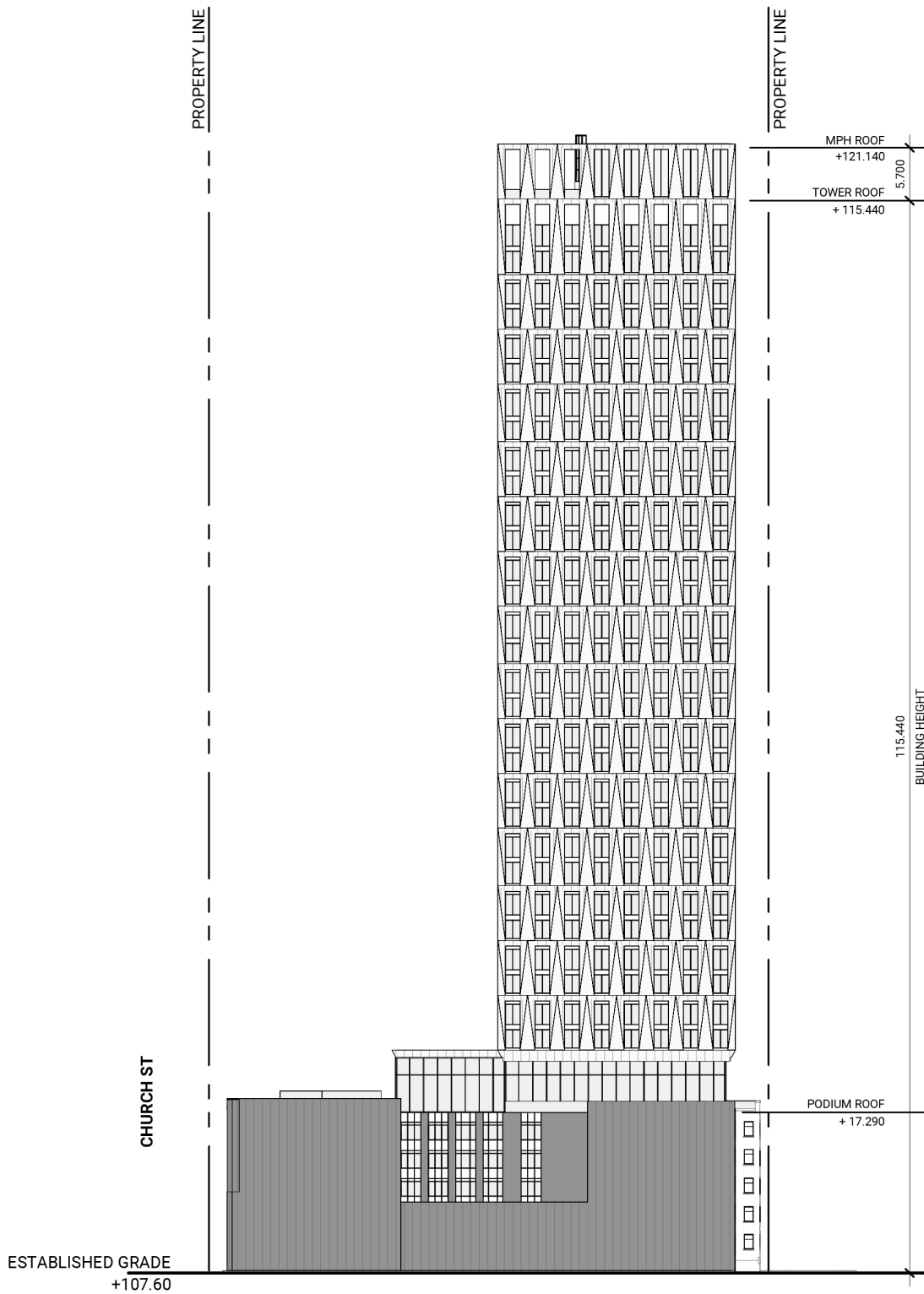
Site Plan



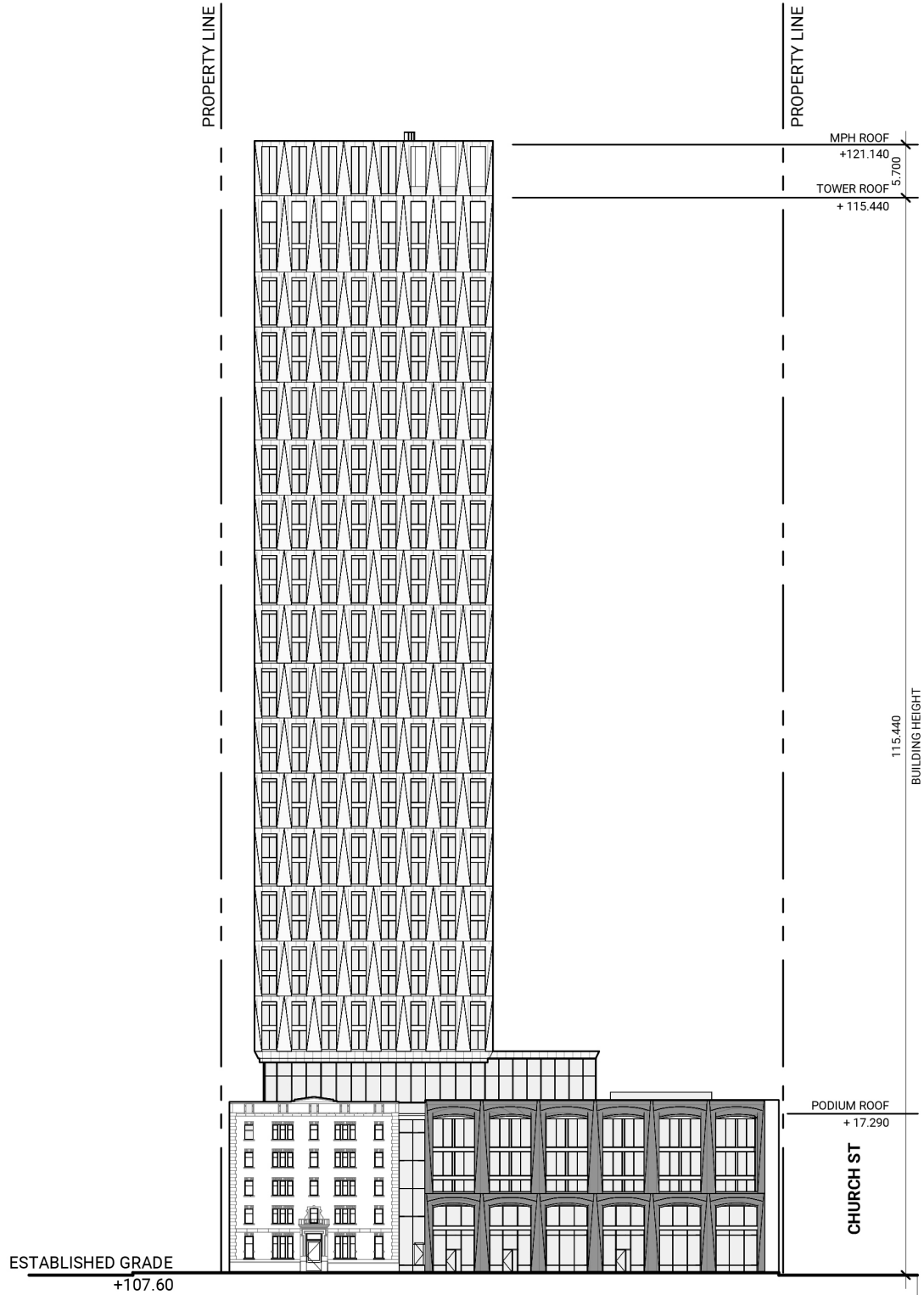
Attachment 8: Elevations



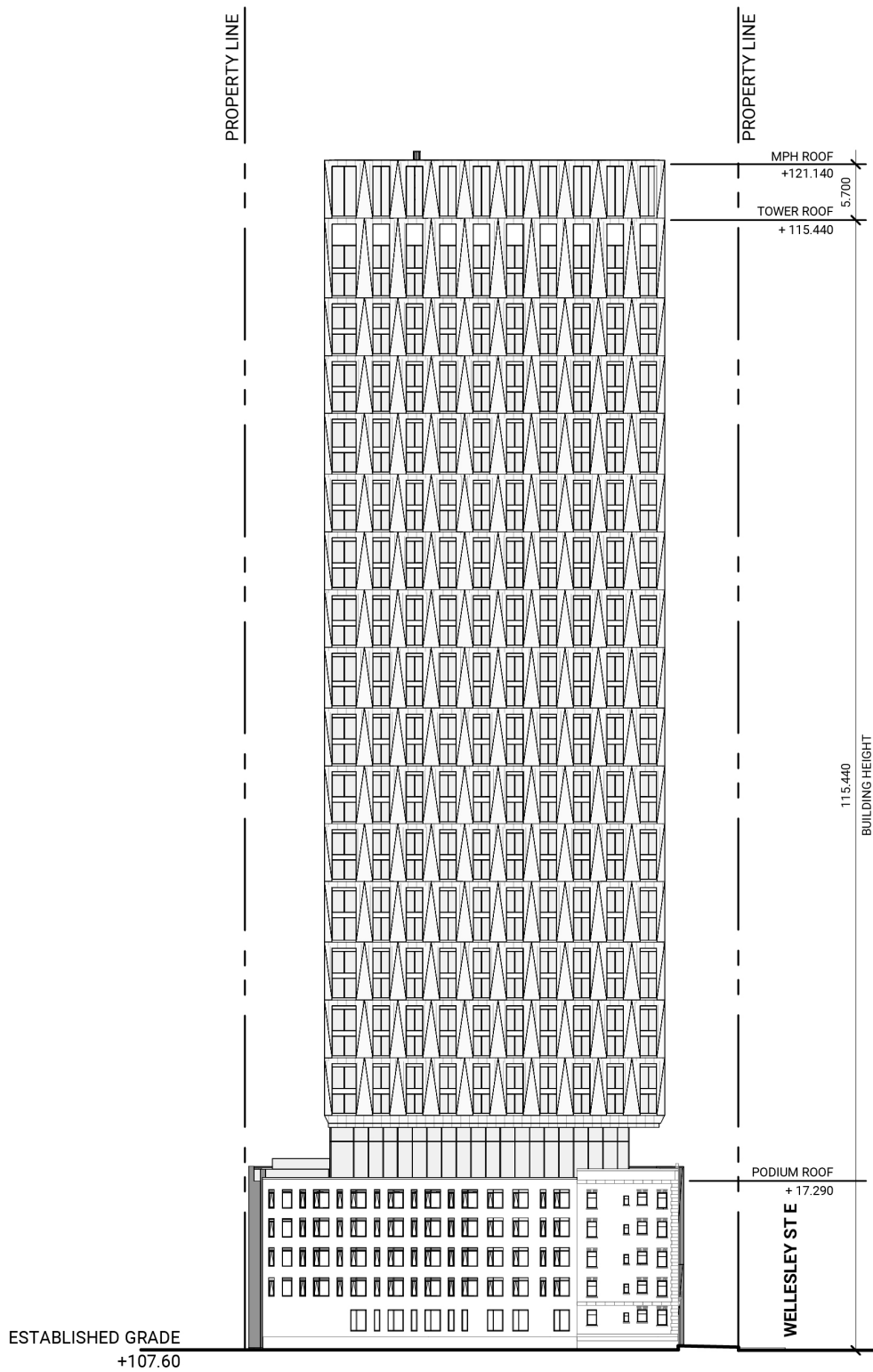
East Elevation



North Elevation

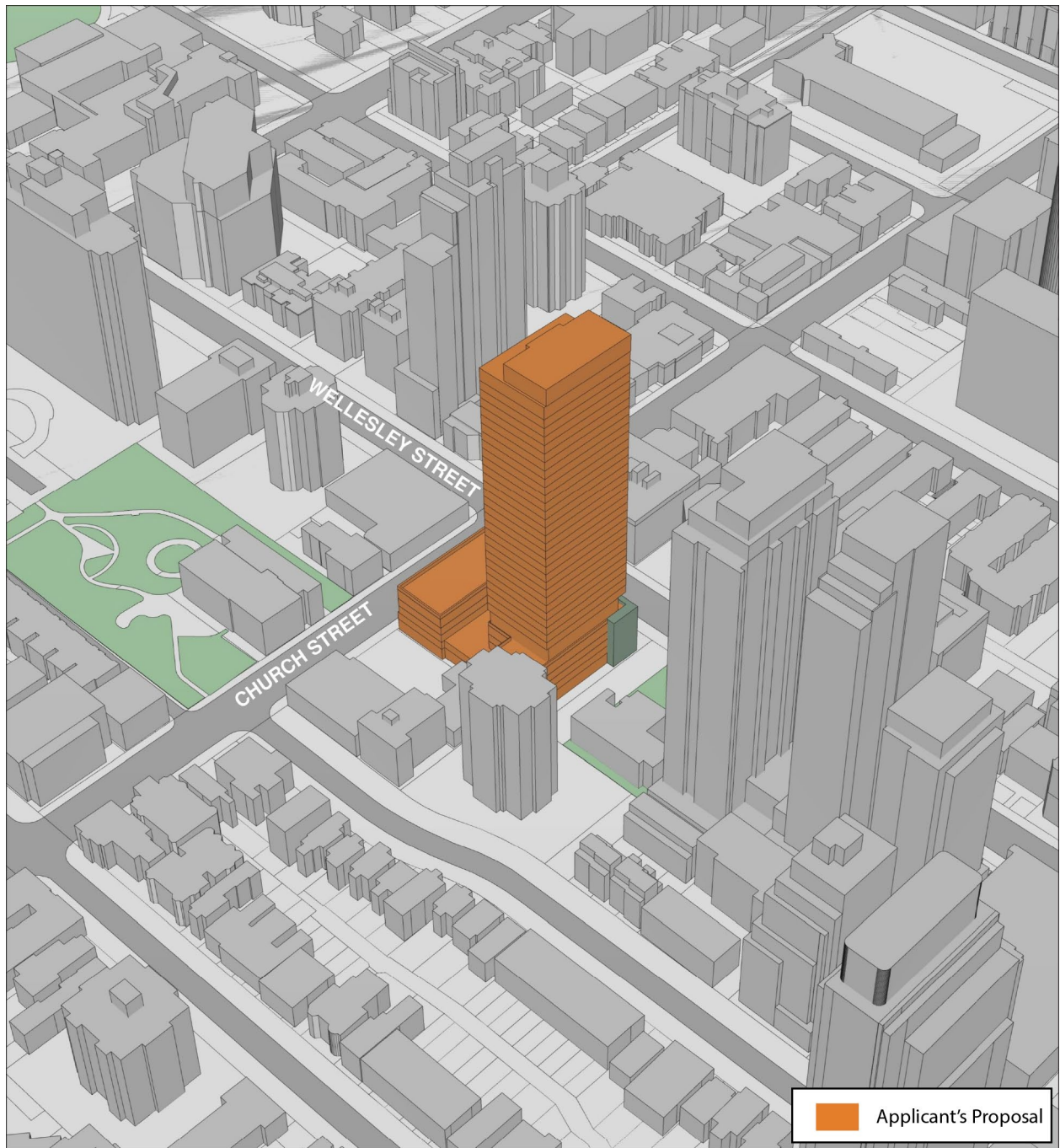


South Elevation



West Elevation

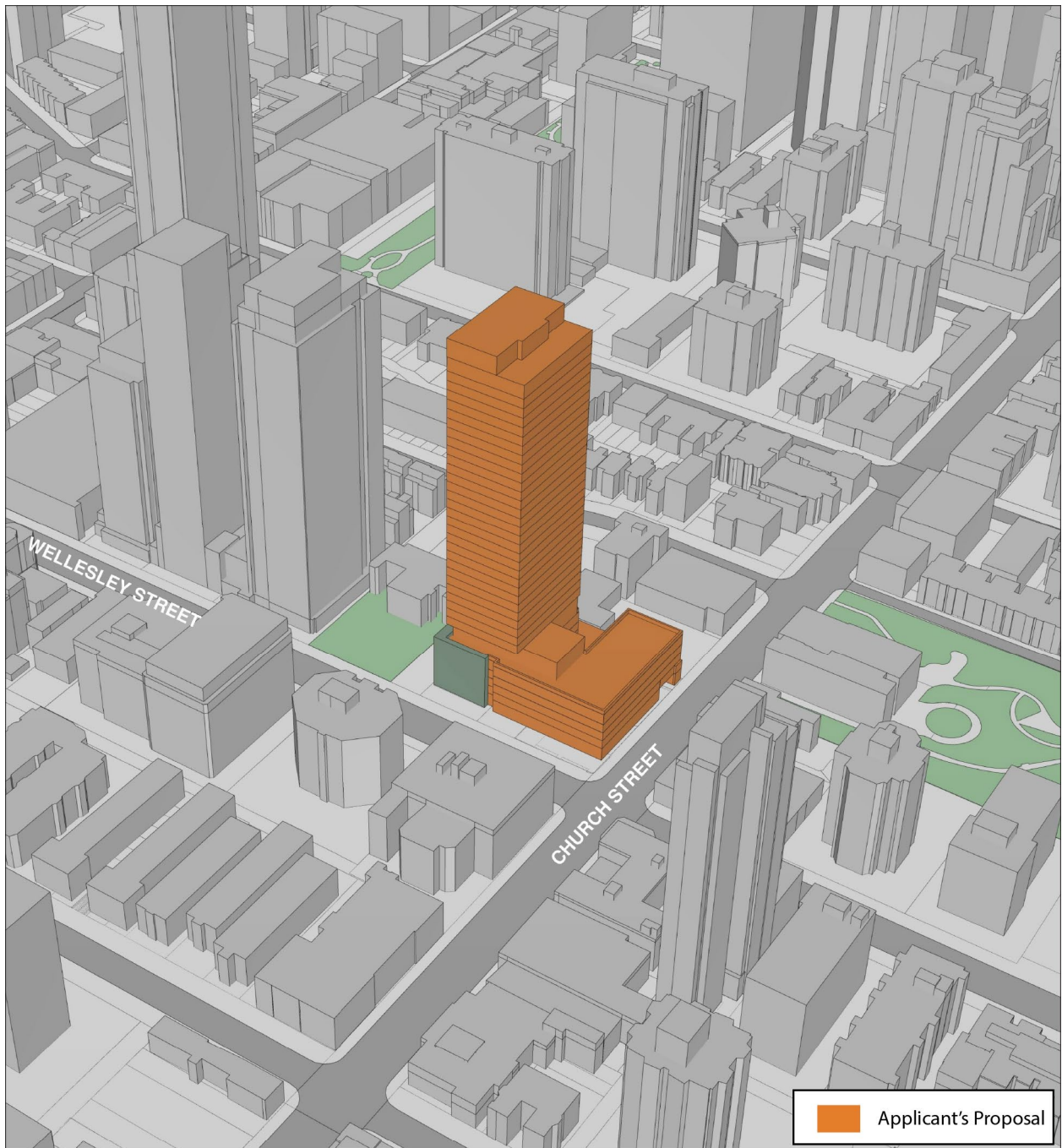
Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Southeast



03/10/2026



View of Applicant's Proposal Looking Northwest



03/10/2026

Attachment 10: In-kind Community Benefit Charge Offer Letter

WAM C and W Limited Partnership

Stephan Posikira
Planner
Community Planning, Development Review Division
Toronto and East York District
City Hall, 100 Queen Street W, East Tower, Floor 18

Dear Mr. Posikira,

Re: 64-66 Wellesley Street East and 552-570 Church Street: Offer of In-Kind Community Benefit Charge Contribution

Further to our recent discussions, we are writing to you to confirm the following as our offer of a voluntary in-kind contribution for the full value of the Community Benefit Charge which would otherwise be payable for this project:

- We will design, construct and convey a Community Space to a maximum size of 184 SM (1984 SF) in accordance with the City's Community Space Term Sheet and, more particularly, Schedule C thereof.
- The Community Space will be located on the ground floor and mezzanine level of the redevelopment and will be accessed via exclusive access from Church Street.
- The Community Space will be constructed to a turn-key condition, usable on Day 1 of occupancy, and, as noted, in accordance with Schedule C (Base Building Conditions) in the City's Community Space Term Sheet.
- For clarity, an exclusive elevator and staircase will be provided within the Community Space between the ground floor and mezzanine levels.
- Further to the above, we will provide furniture, fixtures, and equipment (FF&E) for the Community Space, prior to conveyance.
- Direction regarding demising and furnishing of the space will take place during the SPA design and review stage, with direction from the City's Social Development and Corporate Real Estate divisions.

The City will deem the value of the finished Community Space City as being equal to 100% of the Community Benefit Charge otherwise payable for the project; no further or additional CBC charges will be payable.

We acknowledge that the provision of the Community Agency Space will be attributed a value equal to 100 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.

We acknowledge that the terms for securing the Community Space by the City, together with a cost sharing and facilities agreement will be negotiated with the City to ensure a reasonable

and commercially acceptable sharing of costs on a proportionate basis, based on the areas (exclusive and shared) of the Community Space within the development.

We acknowledge that future non-profit tenants of the Community Space will be determined at the sole discretion of the City, through a public Request for Expressions of Interest process per the Community Space Tenancy policy.

Lastly, we acknowledge that an agreement will be entered into 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.

Best regards,



Noorez Lalani