

**40 Wellesley Street East
Zoning Amendment Application
Request for Direction Report**

Date:	September 17, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	05 212275 STE 27 OZ

SUMMARY

This application, revised on August 10, 2012, proposes a 37-storey mixed use building with 265 units and 579 square metres of retail on two floors.

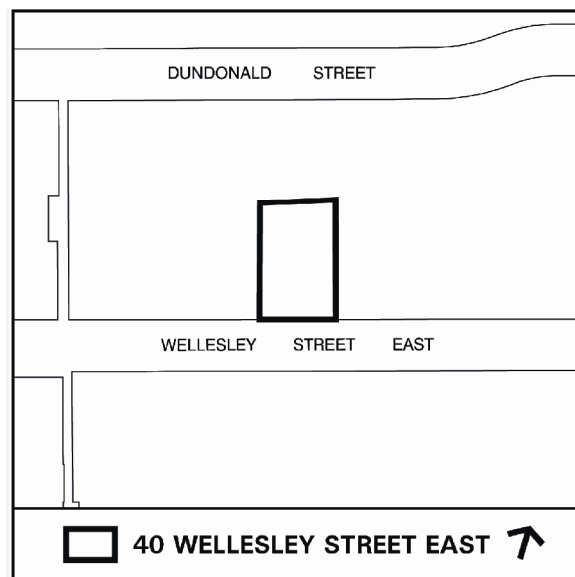
The proposal represents over-development of the site. The proposed building does not provide adequate transition to the neighbourhood to the north and the height and density are not in keeping with the existing or approved developments in the immediate area. It also creates significant issues regarding shadow impact, overlook and privacy for the mid-rise and low rise dwellings in the area.

This report reviews and recommends refusal of the Zoning By-law Amendment application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to



oppose the applicant's appeal respecting the Zoning By-law Amendment application for 40 Wellesley Street East (File # 05 212275 STE 27 OZ), including the revised proposal, and attend any Ontario Municipal Board hearings in opposition to such appeal, and retain such experts as the City Solicitor may determine are needed in support of the position recommended in this report. The reasons for the refusal include:

- a. the proposal does not conform to the Official Plan, including policies related to Built Form, and Mixed-Use Areas; and
 - b. the proposal is not consistent with Council-approved guidelines/policies such as the Design Criteria for the Review of Tall Buildings.
2. City Council authorize the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.
 3. City Council authorize the City Solicitor in consultation with the Chief Planner, and other City staff to take any necessary steps to implement the foregoing.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

A Zoning By-law amendment for the adjacent property to the west (22 Wellesley Street East) was enacted by Council on May 23, 2003. The development, now built, is a 158-unit residential building of 73.5 metres in height.

A Zoning By-law amendment for the adjacent property to the east (46 Wellesley Street East) was enacted by Council on July 21, 2005. This proposal is a mixed-use building with 227 residential units of 88.1 metres in height, and has not yet been constructed. In the Planning staff report dated June 16, 2005, the following text was included regarding potential development at 40 Wellesley Street East:

"Impact on Future Development

The proposal was reviewed in the context of its impact on the development potential of the adjacent property to the west (40 Wellesley Street East). Staff believe that the as-of-right permission for a building of a height of 30 metres on the adjacent site is not compromised. However, should an application be made for a building with a height in excess of 30 metres, a careful review will need to be undertaken. Concerns would include the creation of a 'wall effect' along the north side of this portion of Wellesley Street East, which may result in significant shadow impacts and reduction in sky view for residents to the north. Such an application would also need to be reviewed in the context of urban design principles for the desirable spacing of tall buildings."

In December 2005, City Planning received an application for 40 Wellesley Street East for a 44-storey mixed-use (residential and hotel) building containing a total of 214 condominium units and 126 hotel rooms. The residential gross floor area totalled 18,447 square metres, resulting in a density of 21.4 times the lot area. The proposal included a total of 628 square metres of indoor residential amenity space and 318 square metres of outdoor residential amenity space. The height to the main roof was 148 metres plus 14.4 metres for the mechanical penthouse for a total height of 162.4 metres.

The original proposal was submitted while the former City of Toronto Official Plan was in effect. This site was designated as "High Density Residence Area" in that Plan, which permitted residential buildings with retail uses at grade, and allowed for consideration of development up to 3.0 times the area of the lot. The site is zoned R3 (Residential) with a density permission of 2.5 times the area of the lot and a height limit of 30 metres. The original proposal required an Official Plan amendment and rezoning.

The application was circulated to City divisions in February 2006 and a community consultation meeting was held in June of 2006.

The original applicant (First Urban) filed an appeal against the City to the Ontario Municipal Board (OMB) in April of 2006. Although a hearing had been scheduled for October 2006, legal counsel for the applicant requested, in July 2006, that the hearing be delayed to allow the applicant to discuss potential changes to the proposal with City Planning. In 2006, Toronto and East York Community Council further requested that a community meeting be held to discuss these revised changes.

First Urban also filed an appeal to the OMB concerning the approved development at 46 Wellesley Street East. The main issue was the westerly side yard setback of 46 Wellesley Street East from the property line shared with 40 Wellesley Street East. The previous applicant also filed an appeal to the OMB to consolidate these two appeals.

In May of 2006, the OMB dismissed First Urban's motion to consolidate these two appeals. In September 2006, the OMB issued a decision in favour of Wellesley Residences Corp. and their development proposal at 46 Wellesley Street East. The OMB decision stated that "there is no inherent right to a point tower on 40 Wellesley Street [East] or for that matter, a higher order use than what exists." The Board cited the development constrains being 40 Wellesley Street East's smaller frontage, width, depth and area than 46 Wellesley Street East. The Board stated that "it is apparent that there are options for the development of First Urban's property [40 Wellesley Street East]... From the evidence at the hearing, the Board is not satisfied these have been explored in any great detail." The Board stated that First Urban's proposal is not the subject of the hearing, and the Board made no findings in relation to the appropriateness of its applications, whether they conform to the applicable planning policies and whether they ought to be approved.

The applicant advised the City that they would be revising their proposal. On March 10, 2008, the applicant submitted a significantly revised proposal for the site (29 storeys and 163 units), and was refused by City Council in July 2008.

The current appeal to the OMB on the original application in 2005 was never heard by the OMB. The property has since been bought by another landowner (862015 Ontario Inc.) who has decided to take up the original appeal and proceed to the Ontario Municipal Board with the proposed 37-storey residential condominium (revised from the original 44-storey residential condominium).

City Planning met with representatives of the current landowner over the past several months discussing issues including height, shadow impact, density, built form, setbacks and step backs. City Planning did not come to a resolution of any of these issues with the landowner. A further discussion of these issues has been provided in the comment section of this report.

ISSUE BACKGROUND

Proposal

The applicant's current proposal consists of a 37-storey mixed use (commercial and residential) building containing a total of 265 condominium units (See Attachment 1). The building would be comprised of a four-storey podium and a tower rising to a height of 118.8 metres including the mechanical penthouse (see Attachment 2a). The proposed commercial/retail/office gross floor area totals 579 square metres and the residential gross floor area totals 22,496 square metres resulting in a density of 17.1 times the lot area. A total of 109 underground parking spaces on four levels are proposed.

Specifically, the proposed building is comprised of:

- a) base: a four-storey podium;
- b) Floor 1 with a floorplate of approximately 1214 square metres;
- c) Floors 2-4 with a floorplate of approximately 840 square metres;
- d) Floors 5-33 with a floorplate of approximately 584 square metres; and
- e) Floors 34-37 with a floorplate of approximately 458 square metres.

The proposed tower separation between the subject tower and 22 Wellesley Street East (existing 22-storey residential tower) from level 5 and above is 5.5 metres and 5.5 metres from the approved 46 Wellesley Street East (proposed 29-storey residential building); 8.81 metres to the north property line and 4.41 metres to the south property line abutting Wellesley Street East (See Attachment 2c).

The pedestrian entrance to the building is proposed to be located along Wellesley Street East.

The indoor and outdoor amenity spaces are provided on the second floor. The proposal includes 109 parking spaces on four underground levels. On-site pick-up/drop-off is being provided by a proposed internal driveway found on the east side of the property abutting 46 Wellesley Street East on the ground level. Garbage pick-up has also been proposed on the ground level north of the proposed lobby with access from this proposed internal driveway off Wellesley Street East. Attachments 2a, 3a and 3b show the proposed site plan and building elevations.

Overall, the proposal has a residential gross floor area of 22,496 square metres resulting in a density of 17.1 times the lot area. For further statistical information refer to Attachment 1 - Application Data Sheet of this report.

Site and Surrounding Area

A 5-storey commercial (office) building with retail uses at grade currently occupies the site. The office building has a driveway at Wellesley Street East on the eastern property line. The office building has setbacks of 3.56 metres on the east side and 3.82 metres on the west side.

The following uses surround the site:

North: abutting the site is an 8-storey residential condominium building, stepped back on the east side and townhouses on Dundonald Street. To the northeast, adjacent to this building, are four 2.5-storey houses fronting onto Dundonald Street. To the northwest at 17 Dundonald Street is a 3-storey office building subject to a development application for a proposed 18 storey residential condominium (file no. 12 154762 STE 27 OZ).

South: on the south side of Wellesley Street East is a 2-storey commercial (office) building. To the east of this is the 8-storey Orthopaedic and Arthritic Institute.

East: abutting the site is 46 Wellesley Street East an approved 29-storey residential building (file no. 04 164940 STE 27 OZ). To the east of this site is Paul Kane Park with a 3-storey residential building at the north end of this site (Paul Kane House).

West: abutting the site is a 22-storey residential condominium building. To the west of this is the Wellesley TTC subway and bus station, and 15 Dundonald Street which is a 23 storey apartment building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include:

building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Official Plan

The property is designated *Mixed Use Areas* within the *Downtown and Central Waterfront* urban structure area (See Attachment 5). The applicant has advised staff that, in their opinion, an Official Plan amendment to the new Plan is not required. The lands adjacent to the subject site are designated *Mixed Use Areas* (north and south sides of Wellesley Street East), *Apartment Neighbourhoods* (north of the site) and *Neighbourhoods* (north side of Dundonald Street).

The City of Toronto's Official Plan contains a number of policies that affect the proposed development.

Chapter 2 – Shaping the City

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the *Downtown* area as defined by Map 2 of the City of Toronto Official Plan. Section 2.2.1 outlines the policies for development within the *Downtown*. The downtown is where most of the growth in the City of Toronto is expected to occur. The *Downtown* will continue to evolve as the premier employment area of the City of Toronto and provide a range of housing for those working in the area. The City will also explore opportunities to maintain and improve the public realm, promote an environment of creativity and innovation, support and enhance the specialty retail and entertainment districts, support business infrastructure and create business partnerships.

Furthermore, the quality of the *Downtown* will be improved by developing tools to maintain and upgrade public amenities and infrastructure, enhancing parks and other open spaces and strengthening the social services provided. A full range of housing options will be encouraged through intensification within *Mixed Use* and *Regeneration Areas* as well as sensitive infill in *Neighbourhoods* and *Apartment Neighbourhood Areas*. The City will also actively pursue the preservation of heritage resources, create area specific design guidelines and enhance the *Downtown* through local improvements.

Transportation within the *Downtown* is expected to be accommodated by transit. Priority will be given to transit improvements in the *Downtown* and transit vehicles will be given priority on streets within the *Downtown* particularly those with streetcars. A program of improvements will be implemented to enhance the pedestrian environment and efforts

made to improve the safety of walking and cycling *Downtown*. The expansion of the PATH system will also be a priority.

While we anticipate and want *Downtown* to accommodate growth, there are many residential communities *Downtown* that will not experience much physical change at all, nor should they. The proposed development at 40 Wellesley Street East is located adjacent to a lower scale built form *Neighbourhood* along Dundonald Street and the proposed development must have regard for this lower built form. This proposed development in the *Downtown* is not suitable adjacent to a physical setting that will remain largely unchanged.

Chapter 3 – Built Form

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a Tall Building. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to speaking about specific built form characteristics, the policy states that proposals for Tall Buildings clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site of the proposed development is in an area designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. They can also accommodate parks and utility uses.

Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Particular care should be taken to provide appropriate setbacks and/or stepping down of heights towards lower scale *Neighbourhoods*.

Furthermore, new buildings should be massed so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the vernal and autumnal equinoxes. Similarly, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare. It should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent

streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Design Criteria for the Review of Tall Building Proposals

In 2006 Toronto City Council adopted the guidelines in the consultant report entitled "Design Criteria for the Review of Tall Buildings" and directed City Planning Staff to begin using them to evaluate Tall Building Proposals. The guidelines are generally divided into four areas of concern: Site Context, Site Organization, Tall Building Massing and the Pedestrian Realm.

Site Context

When considering a Tall building proposal, consideration should be given to master planning larger sites, transitioning to lower scale built forms in a sensitive and meaningful manner and protecting prominent sites, views and vistas.

Site Organization

When orienting a tall building on a site, consideration should be given to framing streets and parks with a consistent front yard setback, buildings should be placed such that they address streets and have main entrances easily accessible from sidewalks, parking and servicing shall be organized to minimize impact on the public realm and demonstrate how their building provides open space features that enhance the public realm. Furthermore, applicants will provide descriptions as to how their project maintains, supports and reinforces any heritage resources on the site.

Tall Building Massing

Tall building applications should be massed such that they have a podium which matches the historical context or, where none exists, transitions back from the street in a 45° angular plane. Floor plates should be approximately 743 square metres, unless articulated in a fashion to minimize their impact. Furthermore, towers shall be spaced a minimum of the width of the widest building, but no less than 25 metres, also, the minimum distance from a property line will be 12.5 metres.

Pedestrian Realm

Tall building applications shall have regard for the public realm demonstrating how the application enhances the streetscape, through active frontages, legible entrances, public art and landscaping. Tall buildings shall supply pedestrian weather protection where appropriate. Furthermore, an applicant must demonstrate how their proposal minimizes its shadow impacts on the pedestrian realm, parks and adjacent open spaces as well as nearby buildings. The proposal will also demonstrate how their building maximizes sky views. Lastly, applicants will supply a pedestrian level wind study showing how their project maintains pedestrian and cycling comfort levels in open spaces around the development.

Zoning

The site is zoned R3 (Residential) with a density permission of 2.5 times the area of the lot and a height limit of 30 metres. Attachment 4: Zoning outlines the zoning of the site and surrounding area.

Site Plan Control

The application is subject to Site Plan Control. For lands designated *Mixed Use Areas* the Official Plan provides that additional gross floor area may be permitted in excess of the Zoning By-law permissions where amongst other matters, the by-laws are enacted at the same time as the approval of the site plan for the entire development. An application for Site Plan has not been submitted.

Reasons for Application

The application is a mixed use development and the property is designated as *Mixed Use Areas* in the Official Plan, however the proposal does not comply with the intent of some of the development criteria for *Mixed Use Areas* and policies regarding *Built Form*. City Planning staff do not consider however, that an Official Plan amendment is required.

An amendment to the Zoning By-law is required because the proposal does not comply with height, density, setbacks and use permissions. The site is zoned R3 (residential) and the proposal is for a mixed-use building. New permissions are required to accommodate the size of building and type of uses proposed. At a height of 118.8 metres (including the mechanical penthouse), the building is higher than the 30 metre height permitted under the zoning. The permitted density on the site is 2.5 times the area of the lot, and the proposed development would result in a density of 17.1 times the area of the lot.

COMMENTS

The proposal does not comply with the intent of the development criteria in the Official Plan for *Mixed Use Areas* and policies regarding *Built Form*. The unshaded text of Section 3.1.2. of the Official Plan states that “developments must be conceived not only in terms of the individual building site and program, but also in terms of how that building and site fit within the context of the neighbourhood and the City”. As such, it is necessary to consider the context of the adjacent properties, and the proximity of these buildings, when reviewing the proposed development. Policy 3.1.2.3 states that “new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties”. Policy 3.1.2.4 states that “new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas”. The proposal is located in between two approved towers, creating a wall of buildings that would have a substantial adverse impact on the access to the sky view from adjoining public streets.

The westerly side setback of the tower component of the revised proposal is approximately 5.5 metres from the property line. On the east side, the proposed building would be approximately 5.5 metres from the adjacent approved but not built tower at 46 Wellesley Street East. The approved development at 46 Wellesley Street East has no setback at podium level and a 5.5 metre setback for the tower portion of the building. On the west side, the proposed building is approximately 5.5 metres from the adjacent tower at 22 Wellesley Street East. The building at 22 Wellesley Street East is not set back from its east property line. The units in this residential building have windows facing in an easterly direction.

With respect to the proposed density of the development, below is a comparison with constructed or City Council approved development in the area:

Address	Density	Status
40 Wellesley Street East	17.1	Proposed
22 Wellesley Street East	11.2	Constructed
46 Wellesley Street East	10	Approved but not constructed
17 Dundonald Street East	8.3	Proposed

The proposed density of 40 Wellesley Street East is much higher than what City Council has approved for sites in the immediate area.

The Design Criteria for the Review of Tall Buildings Proposals, adopted by Council, was one of several criteria that City staff use to evaluate the application. In order to support certain policies in the Official Plan, including Policies 3.1.2.3 and 3.1.2.4, there are design criteria provided for the spatial separation between towers. The document states that setbacks beyond those required when planning for an as-of right development are often necessary in order to achieve appropriate tall building conditions, including light, view and privacy. In particular, “the minimum spacing between the shafts of two tall buildings will equal the widest tower width measured perpendicularly to building face, but it will be no less than 25 metres”.

The spatial separation provisions exist to allow for light, view and privacy not only for new and existing buildings, but also for allowing appropriate sunlight, wind and sky view to adjacent streets, parks, open spaces and properties. These factors are influenced by the orientation, site characteristics, heights and distances between adjacent buildings (see Attachments 3a and 3b).

The current property is a four-storey office building located 7.76 metres from its rear property line. On the west side, the existing building is 3.82 metres from the adjacent tower at 22 Wellesley Street East. On the east side, the building is 3.56 metres to the east property line with the vacant 46 Wellesley Street East. The current front yard setback to Wellesley Street East is 6.13 metres.

The proposed development would have an unacceptable rear condition with the 8-storey building to the north. The building at 19 Dundonald Street is an 8-storey residential building that is situated approximately 3.83 metres from its rear property line, which creates a constrained rear condition. Attachment 3b: North Elevation demonstrates the location of this building. The proposed rear podium would be 6.5 metres high with no rear yard. The proposed tower would have a rear setback of 8.5 metres whereas 12.5 metres is required. The units of the adjacent building to north would be impacted with respect to their light, view and privacy with the introduction of the proposed development.

Development criteria for *Mixed Use Areas* are found in Section 4.5 of the Official Plan. Policy 4.5.2(d) states that development will “locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.” During the planning process for the development to the east (46 Wellesley Street East), a working group was formed and the community was actively involved in addressing their concerns about that proposed development. One of these significant concerns was the shadow impacts on the low-scale residential houses on Dundonald Street to the north. The proposed building at 46 Wellesley Street East was reduced in height and designed (terraced) to minimize shadowing on the “*Neighbourhoods*” designated area to the north.

Policy 4.5.2(c) of the Official Plan states that development will “locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*”. Furthermore, Policy 4.5.2(e) states that development will “locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces”.

The Zoning By-law amendment for 46 Wellesley Street East, approved by Council and the OMB, ensures the building will meet sunlight access provisions on Dundonald Street. A taller building would have compromised the sunlight access (which was discussed with the surrounding community), and would not be acceptable. The subject development is approximately 30 metres higher (including the mechanical penthouse) than the approved 46 Wellesley Street East development.

Section 37

Section 37 benefits have not been discussed in the absence of an agreement on appropriate height and massing and other issues raised in this report.

Conclusion

Beginning with the original proposal in 2005, City Planning staff has continuously conveyed to the original and current landowners the inherent development constraints that exist with respect to this site. The site is not a tall building site based on lot area and dimensions. The existing and approved development abutting the site further reduce the

development potential of the property. In particular, concerns have been raised regarding the spatial separation of buildings and the anticipated negative impact of this on light, view and privacy. Likewise, concerns were expressed respecting impacts on the surrounding public realm, including shadow impacts.

The applicant has made efforts to address some of these issues. However, a significant reduction in height and increase in the side and rear setbacks from what is currently proposed is required in order to provide for a building form that meets the planning objectives for the site and lessens impacts on the surrounding neighbourhood. The application in its current form is not supportable.

CONTACT

Michael Hynes, Senior Planner

Tel. No. 416-394-8228

Fax No. 416-394-6063

E-mail: mhynes@toronto.ca

SIGNATURE

Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

(p:\2012\Cluster B\pin\teycc22843007033) - vc

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2a: Site Plan – Height and Setbacks
Attachment 2b: Site Plan – Statistics
Attachment 2c: Site Plan - Setbacks
Attachment 3a: South Elevation
Attachment 3b: North Elevation
Attachment 4: Zoning
Attachment 5: Official Plan

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	05 212275 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 28, 2005

Municipal Address: 40 WELLESLEY STREET EAST
 Location Description: CON 1 FB PT PARK LT8 **GRID S2708
 Project Description: Proposed 37-storey mixed use building containing 618 m2 of commercial at grade and 252 dwelling units complete with 4 levels of below grade parking.

Applicant:	Agent:	Architect:	Owner:
862015 Ontario Inc. Davies Howe Law Firm 5-99 Spadina Road Toronto, ON M5R 2T1		Sweeney Sterling Finlayson & Co. Architects 468 Wellington Street West Suite 200 Toronto, Ontario, M5V 1J2	862015 Ontario Inc. Davies Howe Law Firm 5-99 Spadina Road Toronto, ON M5R 2T1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R3 Z2.5	Historical Status:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1313.1	Height:	Storeys:	37
Frontage (m):	29.22		Metres:	118.8 (including mech)
Depth (m):	45.71			
Total Ground Floor Area (sq. m):	1214			Total
Total Residential GFA (sq. m):	22496		Parking Spaces:	109
Total Non-Residential GFA (sq. m):	579		Loading Docks	1
Total GFA (sq. m):	23075			
Lot Coverage Ratio (%):	92.4%			
Floor Space Index:	17.1			

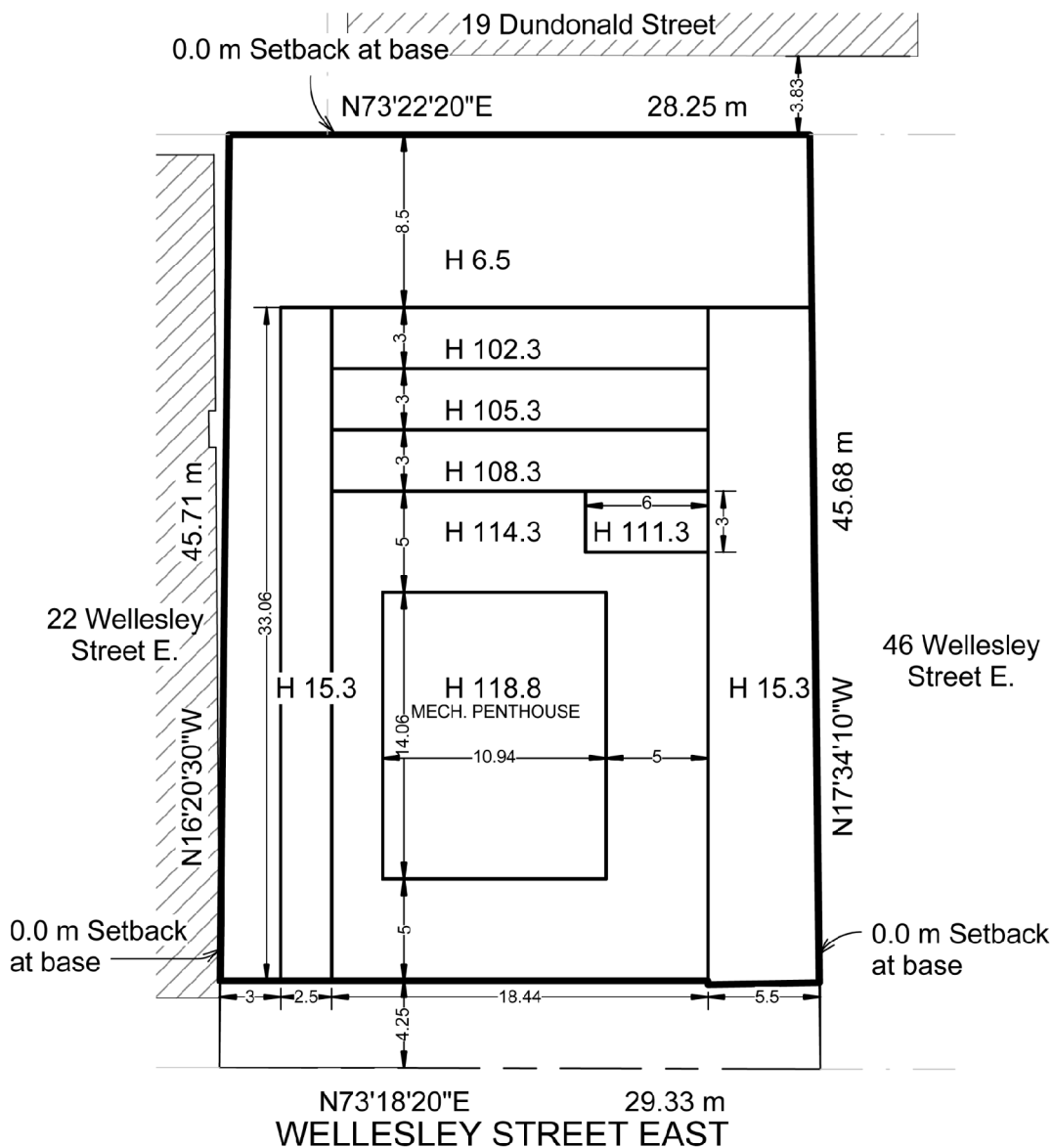
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	22496
Bachelor:	n/a	Retail GFA (sq. m):	579
1 Bedroom:	n/a	Office GFA (sq. m):	0
2 Bedroom:	n/a	Industrial GFA (sq. m):	0
3 + Bedroom:	n/a	Institutional/Other GFA (sq. m):	0
Total Units:	265		

CONTACT: PLANNER NAME: Michael Hynes, Senior Planner
TELEPHONE: 416-394-8228 – mhynes@toronto.ca

Attachment 2a: Site Plan – Height and Setbacks



H : Denotes Maximum Height in Metres Above Grade. Existing Buildings

Site Plan

40 Wellesley Street East

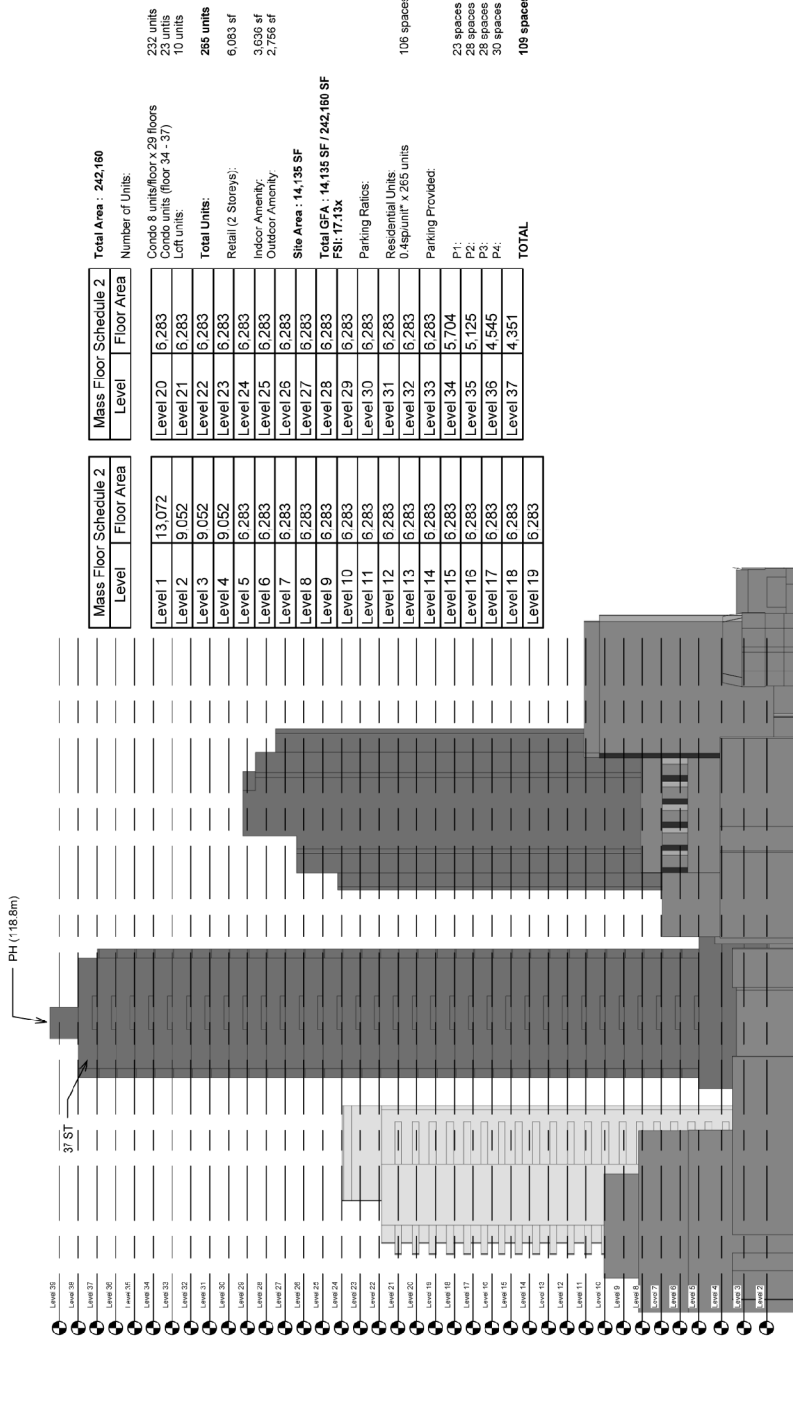
Applicant's Submitted Drawing

Not to Scale
09/17/2012



File # 05 212275 STE 27 0Z

Attachment 2b: Statistics



Mass Floor Schedule 2		Mass Floor Schedule 2	
Level	Floor Area	Level	Floor Area
Level 1	13,072	Level 20	6,283
Level 2	9,052	Level 21	6,283
Level 3	9,052	Level 22	6,283
Level 4	9,052	Level 23	6,283
Level 5	6,283	Level 24	6,283
Level 6	6,283	Level 25	6,283
Level 7	6,283	Level 26	6,283
Level 8	6,283	Level 27	6,283
Level 9	6,283	Level 28	6,283
Level 10	6,283	Level 29	6,283
Level 11	6,283	Level 30	6,283
Level 12	6,283	Level 31	6,283
Level 13	6,283	Level 32	6,283
Level 14	6,283	Level 33	6,283
Level 15	6,283	Level 34	5,704
Level 16	6,283	Level 35	5,125
Level 17	6,283	Level 36	4,545
Level 18	6,283	Level 37	4,351
Level 19	6,283		

Mass Floor Schedule 2		Mass Floor Schedule 2	
Level	Floor Area	Level	Floor Area
Level 20	6,283	Level 20	6,283
Level 21	6,283	Level 21	6,283
Level 22	6,283	Level 22	6,283
Level 23	6,283	Level 23	6,283
Level 24	6,283	Level 24	6,283
Level 25	6,283	Level 25	6,283
Level 26	6,283	Level 26	6,283
Level 27	6,283	Level 27	6,283
Level 28	6,283	Level 28	6,283
Level 29	6,283	Level 29	6,283
Level 30	6,283	Level 30	6,283
Level 31	6,283	Level 31	6,283
Level 32	6,283	Level 32	6,283
Level 33	6,283	Level 33	6,283
Level 34	5,704	Level 34	5,704
Level 35	5,125	Level 35	5,125
Level 36	4,545	Level 36	4,545
Level 37	4,351	Level 37	4,351
		Level 38	
		Level 39	
		Level 40	
		Level 41	
		Level 42	
		Level 43	
		Level 44	
		Level 45	
		Level 46	
		Level 47	
		Level 48	
		Level 49	
		Level 50	
		Level 51	
		Level 52	
		Level 53	
		Level 54	
		Level 55	
		Level 56	
		Level 57	
		Level 58	
		Level 59	
		Level 60	
		Level 61	
		Level 62	
		Level 63	
		Level 64	
		Level 65	
		Level 66	
		Level 67	
		Level 68	
		Level 69	
		Level 70	
		Level 71	
		Level 72	
		Level 73	
		Level 74	
		Level 75	
		Level 76	
		Level 77	
		Level 78	
		Level 79	
		Level 80	
		Level 81	
		Level 82	
		Level 83	
		Level 84	
		Level 85	
		Level 86	
		Level 87	
		Level 88	
		Level 89	
		Level 90	
		Level 91	
		Level 92	
		Level 93	
		Level 94	
		Level 95	
		Level 96	
		Level 97	
		Level 98	
		Level 99	
		Level 100	

Total Area : 242,160

Number of Units:
 Condo 8 units/floor x 29 floors
 Condo units (floor 34 - 37)
 Loft units:
285 units

Total Units:
 Retail (2 Storeys):
 Indoor Amenity:
 Outdoor Amenity:
6,083 sf
3,636 sf
2,756 sf

Site Area : 14,135 SF
Total GFA : 14,135 SF / 242,160 SF
FSI: 17.13x

Parking Ratios:
 Residential Units:
 0.45sp/unit x 265 units
106 spaces

Parking Provided:
 P1:
 P2:
 P3:
 P4:
23 spaces
28 spaces
28 spaces
30 spaces

109 spaces

TOTAL

Wellesley Street Elevation

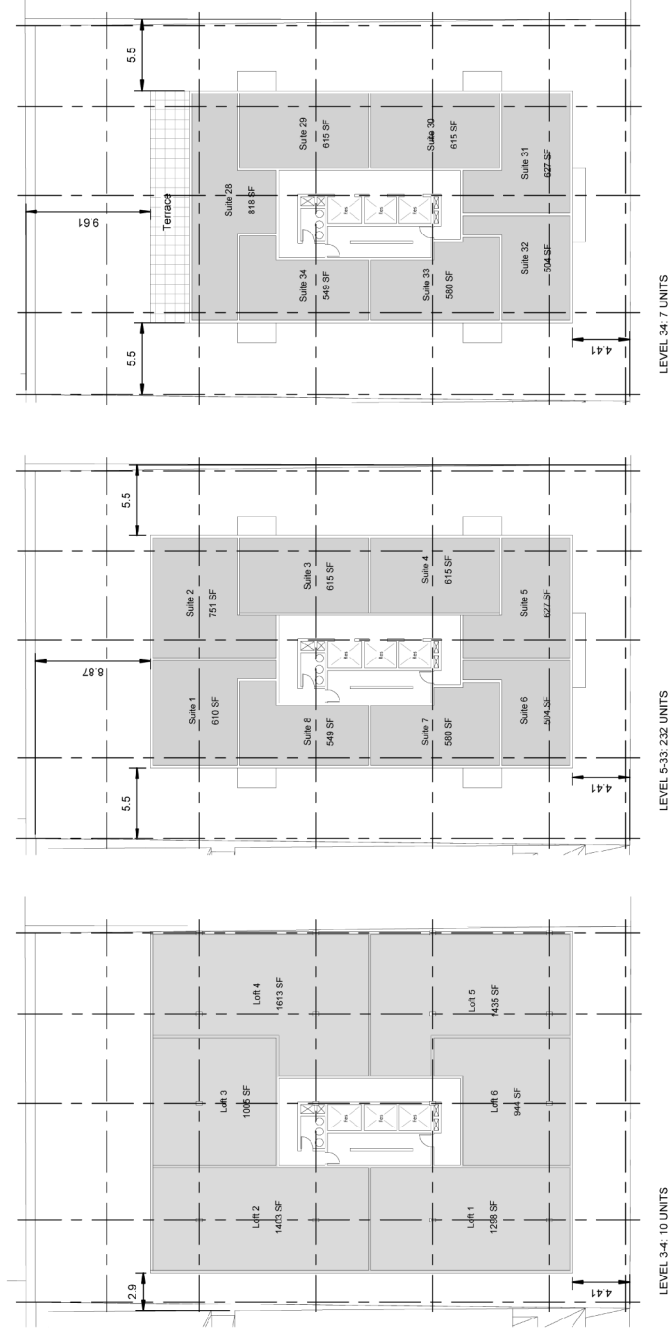
40 Wellesley Street East

Elevations
 Applicant's Submitted Drawing

Not to Scale
 09/17/2012

File # 05 212275 STE 27 0Z

Attachment 2c: Setbacks



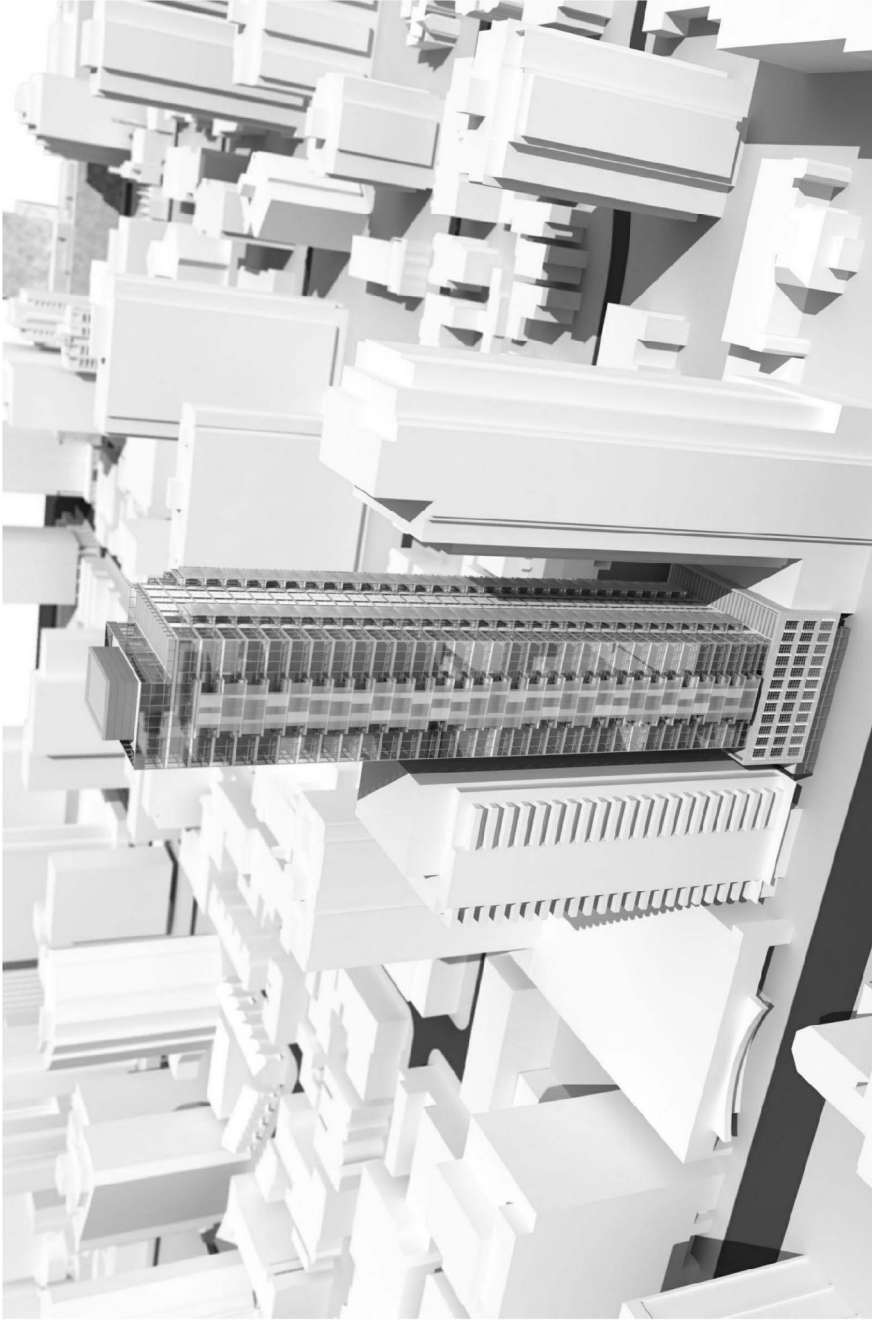
40 Wellesley Street East

Proposed Setbacks
Applicant's Submitted Drawing

File # 05 212275 STE 27 0Z

Not to Scale
09/17/2012

Attachment 3a: South Elevation



Aerial - View from South East

Aerial View

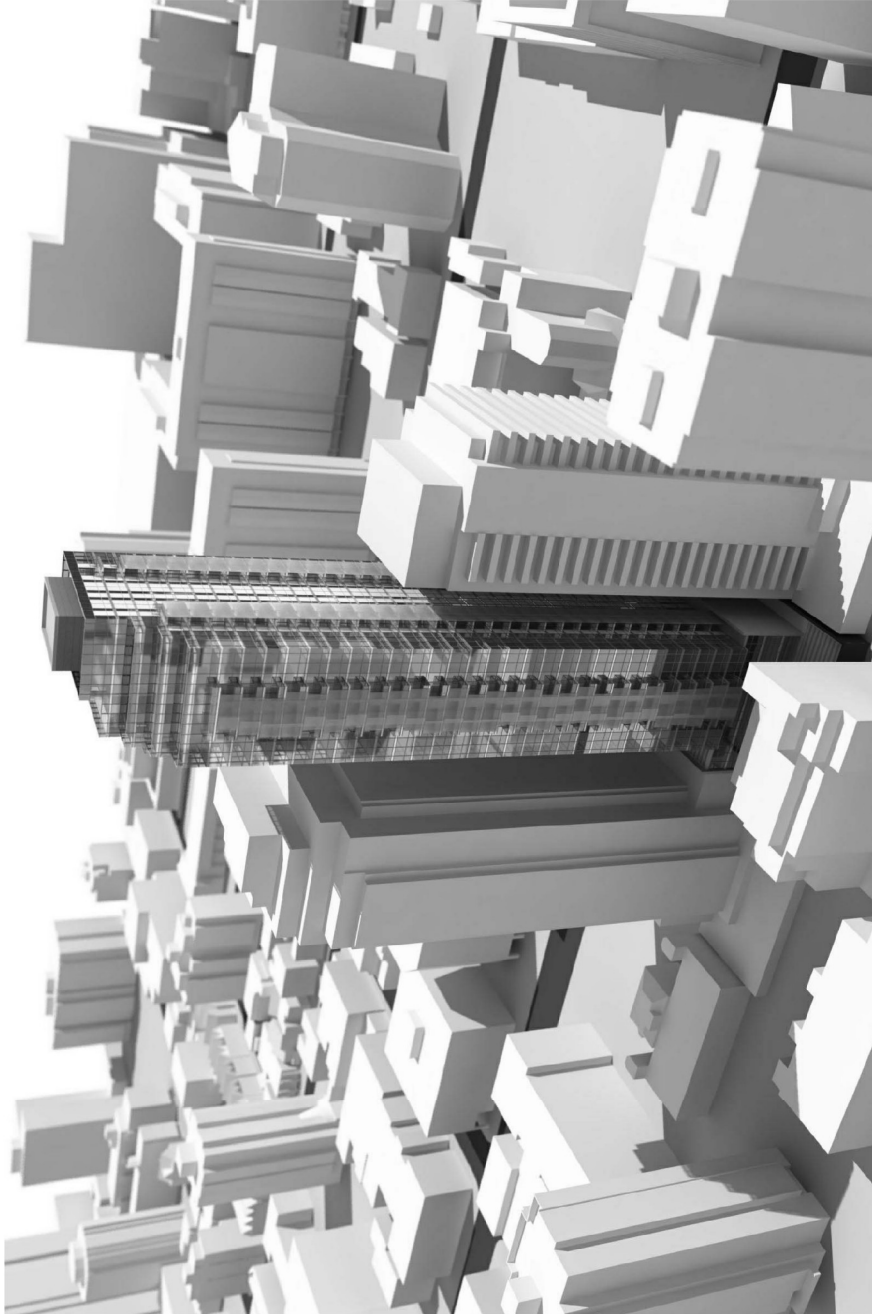
40 Wellesley Street East

Applicant's Submitted Drawing

Not to Scale
09/17/2012

File # 05 212275 STE 27 0Z

Attachment 3b: North Elevation



Aerial - View from North West

Aerial View

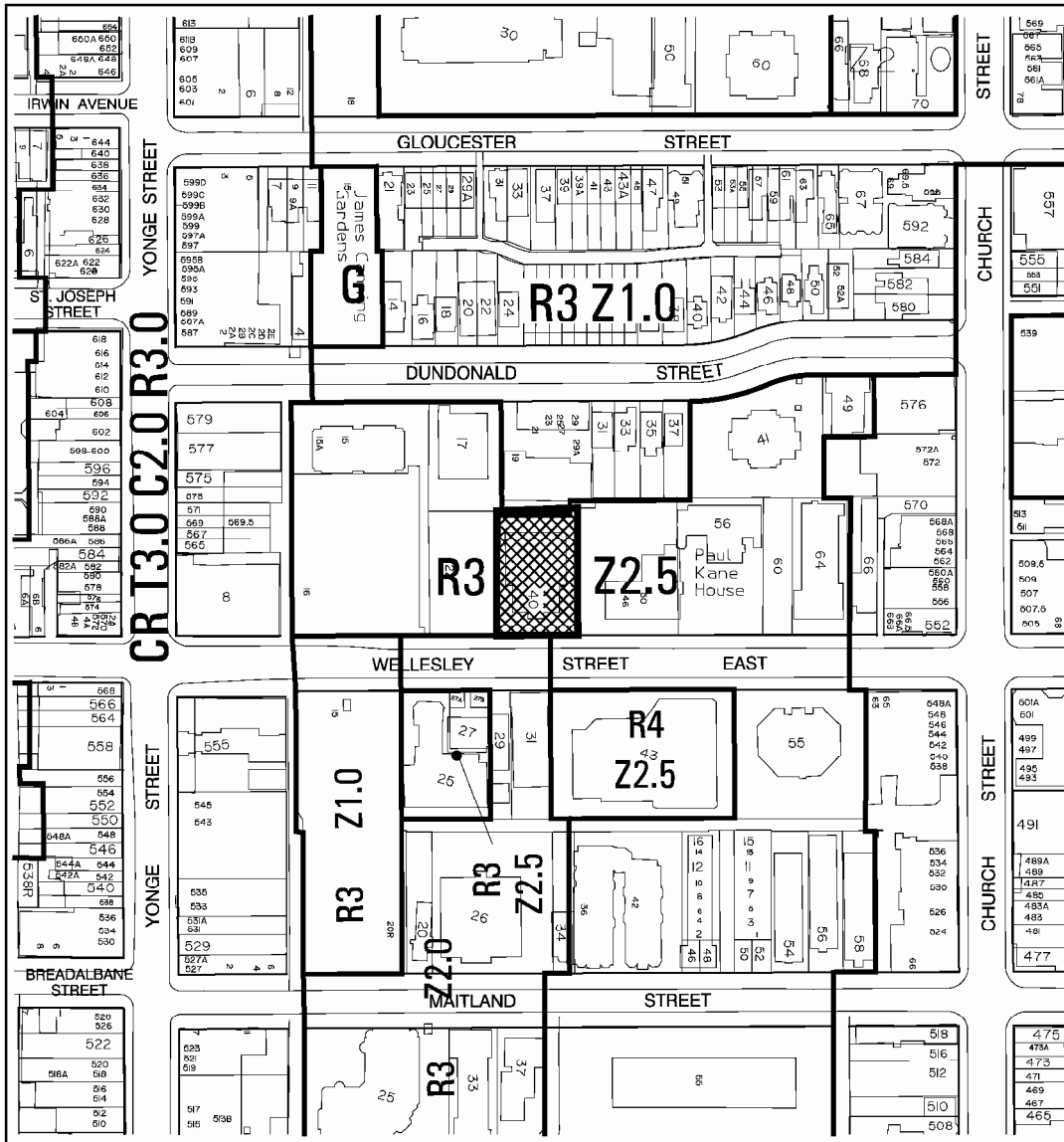
Applicant's Submitted Drawing

Not to Scale
09/17/2012

40 Wellesley Street East

File # 05 212275 STE 27 0Z

Attachment 4: Zoning



TORONTO City Planning
Zoning

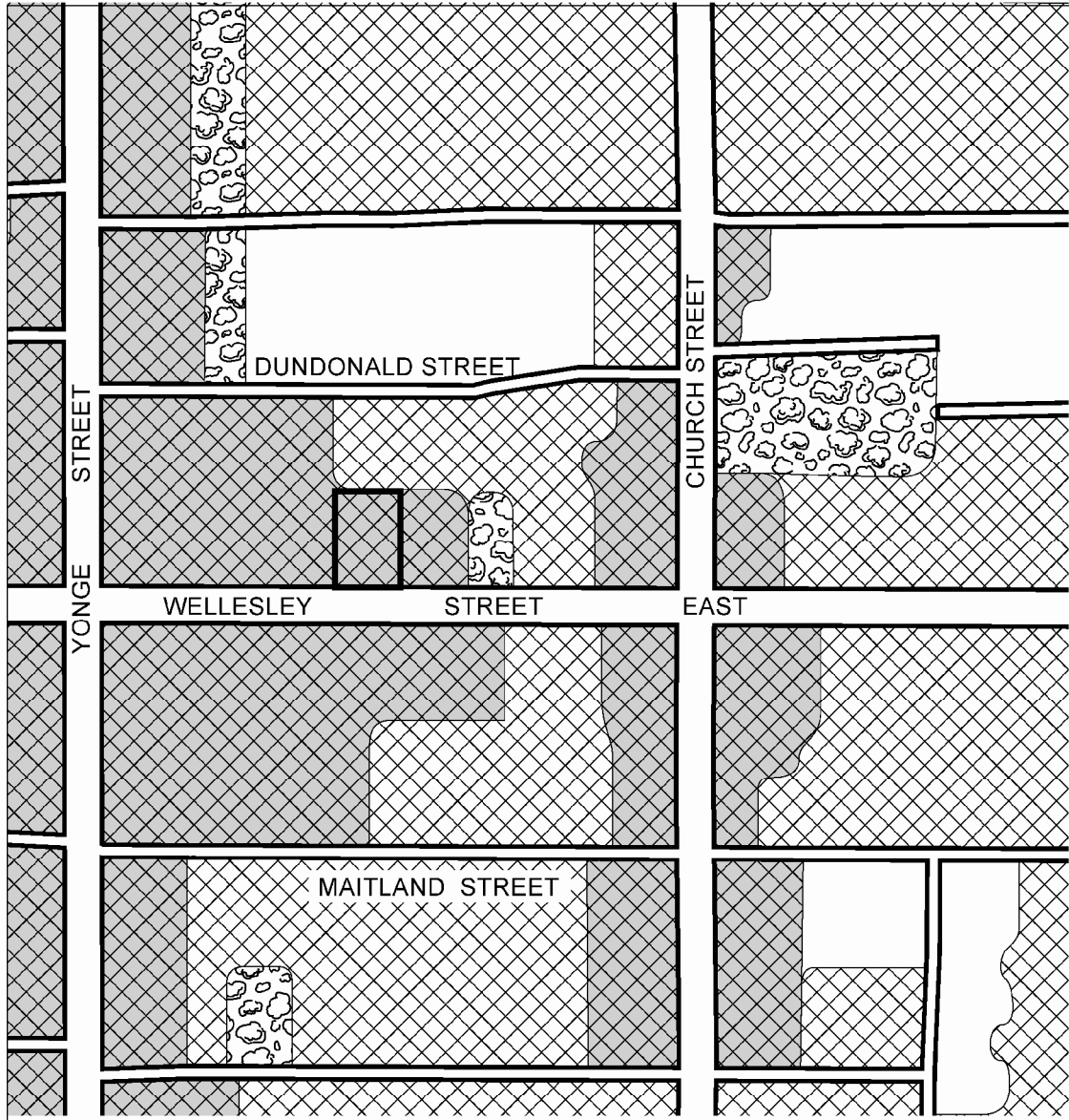
40 Wellesley Street East
 File # 05 212275 STE 27 0Z

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



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 09/14/2012

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

40 Wellesey Street East

File # 05 212275 STE 27 0Z




 Not to Scale
 09/17/2012