

October 16, 2024

Susan McAlpine, Senior Planner
Community Planning, Toronto and East York District, South Section
City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. McAlpine,

**Re: Cover Letter
Official Plan Amendment and Rezoning Applications
145 Wellington Street West & 53-55 Simcoe Street**

We are the planning consultants for 145 Wellington Portfolio Inc. (the “owner”), with respect to its property at 145 Wellington Street West and 53-55 Simcoe Street, located at the southeast corner of Wellington Street West and Simcoe Street (the “subject site”). On behalf of our client, we are pleased to submit an Official Plan Amendment and rezoning application to permit a mixed-use development on the subject site.

In July 2022, City Council passed site-specific Zoning By-law 1015-2022, which permits the redevelopment of the subject site with a 60-storey mixed-use building (213.5 metres, 220 metres including the mechanical penthouse). The approval included retail at grade, office space on Levels 2-13 in order to replace the existing non-residential gross floor area (GFA) in the existing building, amenity space on Levels 13 and 14, and residential uses on Levels 15-60, with a minimum office GFA of 14,119 square metres and a maximum total GFA of 52,750 square metres, along with 512 residential dwelling units.

The proposal will amend site-specific By-law 1015-2022, and has been designed to maintain many of the built form principles that were the basis of the approval, including building height, mitigating shadow impact on David Pecaut Square, setting back the ground floor along Wellington Street West and Simcoe Street, public realm enhancements, location of retail space, and generally maintaining the approved building envelope, with some revised setbacks to accommodate the new building and use allocation, among others.

In this regard, the proposal contemplates the redevelopment of the subject site with a 65-storey residential tower with ground floor retail. The building is comprised of a 23-storey (78.18 metre) podium, along with a residential tower on top with a height of 65 storeys and 206.03 metres (213.03 metres to the top of the mechanical

penthouse). The proposal will provide 54,216.4 square metres of total GFA, including 54,010 square metres of residential GFA and 206.3 square metres of retail GFA and 861 dwelling units.

An Official Plan Amendment is required to introduce a site and area specific policy which would exempt the subject site from Policy 6.2.2 in the Downtown Secondary Plan which provides that development within the *Financial District* requires no net loss of office and overall non-residential gross floor area, and Policy 11.1 in the Downtown Plan which requires that development containing more than 80 new residential units will include a minimum of 15 per cent of the total number of units as 2-bedroom units; 10 per cent of the total as 3-bedroom units; and an additional 15 per cent as a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2- and 3-bedroom units through the use of adaptable design measures.

The proposal requires an amendment to site-specific Zoning By-law 1015-2022, in order to permit the proposed residential GFA, remove the office replacement GFA and to revise the non-residential GFA and other development regulations as necessary to accommodate the new proposal.

As set out in our Planning & Urban Design Rationale, it is our opinion that the proposed development represents good and appropriate land use planning and urban design and reflects an important opportunity to redevelop a prominent site in the City's Financial District, in proximity to rapid transit, to create additional housing supply, while contributing retail use within the building.

As outlined in our Public Consultation Strategy Report, the owner and the project team are committed to ongoing engagement with local stakeholders, existing office tenants and the broader public regarding the proposed development. In addition to meetings with existing office tenants, staff from the Ward Councillor's office, and Community Planning staff, the project team has set up a project email (info@145wellington.com) and website (www.145wellington.com) to inform interested parties about the proposal and communicate with the public throughout the development application review process.

Submission Materials

In support of the application, please find enclosed the following materials in digital PDF form, that were identified on the Planning Application Checklist received from staff following the Pre-Application Consultation meeting held on June 6, 2024:

- One (1) digital copy of the Development Application Form;
- One (1) digital copy of the Planning Application Checklist;
- One (1) digital copy of the Combined OPA and ZBA Fee Schedule;

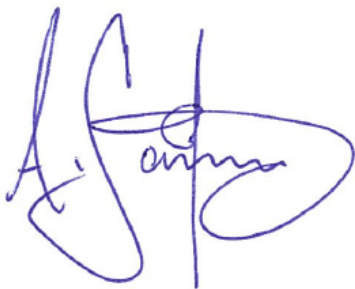
- One (1) digital copy of the Project Data Sheet;
- One (1) digital copy of the PAC Comment Matrix;
- One (1) digital copy of the Survey, prepared by Speight, Van Nostrand & Gibson Limited, dated February 20, 2019;
- One (1) digital copy of the Draft Official Plan Amendment, prepared by Bousfields Inc., dated October 10, 2024;
- One (1) digital copy of the Draft Zoning By-law Amendment, prepared by Bousfields Inc.;
- One (1) digital copy of the Planning and Urban Design Rationale Rationale, prepared by Bousfields Inc., dated October 2024;
- One (1) digital copy of the Complete Community Assessment Addendum Letter, prepared by Bousfields Inc., dated October 10, 2024;
- One (1) digital copy of the Public Consultation Strategy Report, prepared by Bousfields Inc., dated October 2024;
- One (1) digital copy of the Block Context Plan, prepared by Bousfields Inc.;
- One (1) digital copy of the 3D Massing Model;
- One (1) digital copy of the Architectural Plans, prepared by Turner Fleischer Architects Inc., dated October 9, 2024;
- One (1) digital copy of the Landscape Plans, prepared by NAK Design Strategies, dated July 22, 2024;
- One (1) digital copy of the Simplified Report Graphics, prepared by Turner Fleischer Architects Inc., dated July 22, 2024;
- One (1) digital copy of the Podium Combined Unit Layout Study, prepared by Turner Fleischer Architects Inc., dated October 9, 2024;
- One (1) digital copy of the Sun/Shadow Study, prepared by Turner Fleischer Architects Inc., dated July 22, 2024;
- One (1) digital copy of the Supplementary Shadow Study, prepared by Turner Fleischer Architects Inc., April 5, 2024;
- One (1) digital copy of the Arborist Report and Tree Preservation Plan, prepared by Canopy Consulting, dated August 8, 2024;
- One (1) digital copy of the Market Study, prepared by Altus Group Economic Consulting, dated September 5, 2024;
- One (1) digital copy of the Energy Strategy Report, prepared by EQ Building Performance Inc., dated June 20, 2024;
- One (1) digital copy of the Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering Inc., dated September 17, 2024;
- One (1) digital copy of the Geotechnical Report, prepared by MCR Engineers Ltd., dated June 2024;
- One (1) digital copy of the Geohydrology Assessment, prepared by MCR Engineers Ltd., dated June 2024;
- One (1) digital copy of the Hydrological Review Summary;

- One (1) digital copy of the Heritage Impact Assessment, prepared by ERA Architects, dated August 19, 2024;
- One (1) digital copy of the Noise and Vibration Impact Study, prepared by RWDI, dated September 9, 2024;
- One (1) digital copy of the Pedestrian Level Wind Study, prepared by RWDI, dated June 14, 2024;
- One (1) digital copy of the Phase One Environmental Site Assessment, prepared by McClymont & Rak Engineers, Inc., dated July 2019;
- One (1) digital copy of the Stage 1 Archaeological Background Assessment, prepared by Amick;
- One (1) digital copy of the Subsurface Utilities Study, prepared by T2 Utility Engineers Inc., dated June 28, 2024;
- One (1) digital copy of the Transportation Impact Study, prepared by BA Consulting Group Ltd., dated August 2024;
- One (1) digital copy of the Toronto Green Standards Checklist;
- One (1) digital copy of the Toronto Green Standards Statistics; and
- One (1) digital copy of the Green Roof Statistics;

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.



Alex Savanyu, MCIP, RPP
Associate



Jessica Yi, B.E.S.
Planner

cc. 145 Wellington Portfolio Inc.