

145  
WELLINGTON  
W

# Community Consultation Meeting

145 Wellington Street West  
& 53-55 Simcoe Street

[www.145wellington.com](http://www.145wellington.com)

February 20, 2025




**PARTISANS**

**TURNER  
FLEISCHER**

**NAK** ■  
design strategies





 **BOUSFIELDS INC.**  
PLANNING | DESIGN | ENGAGEMENT

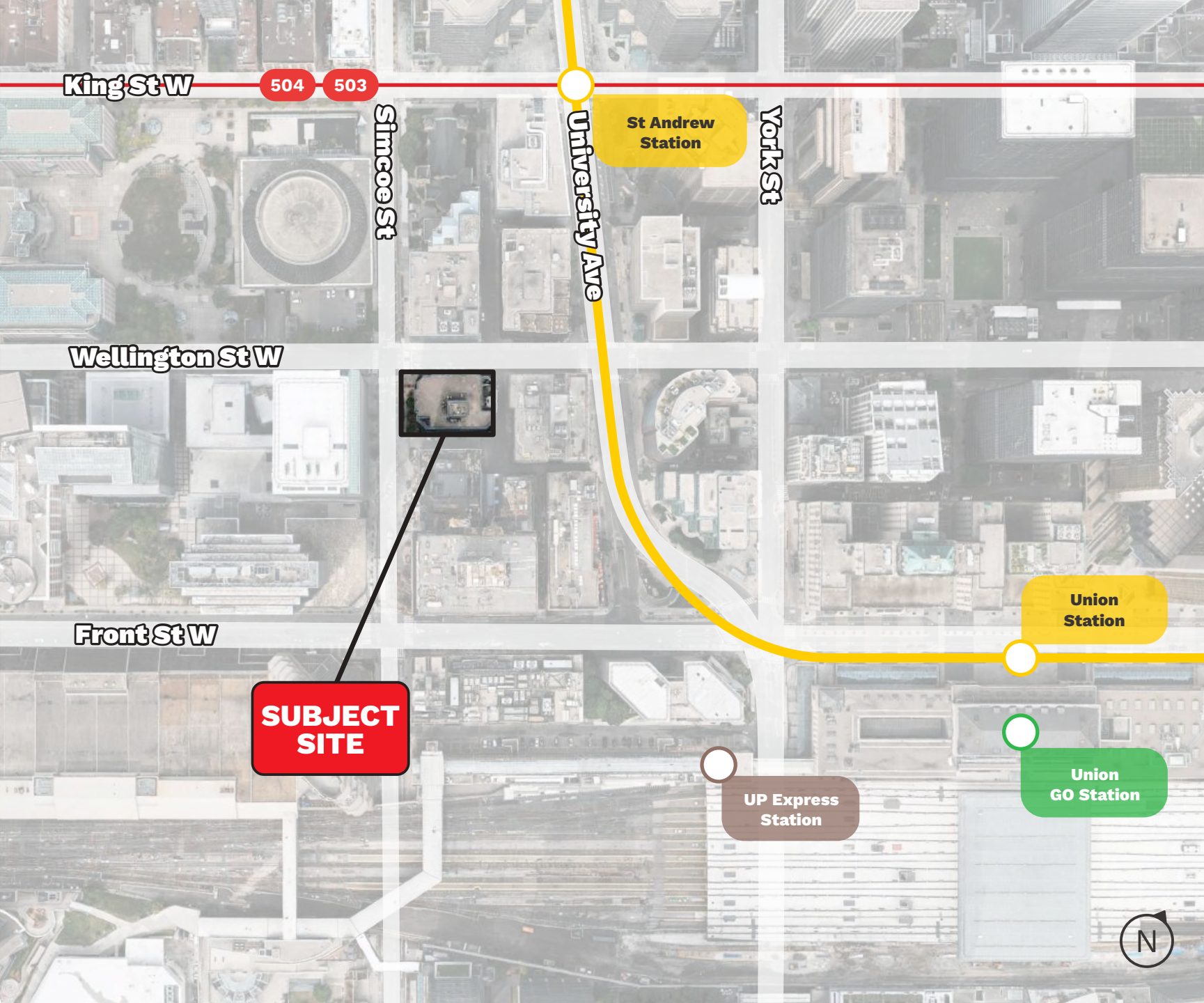
 **BA Group**



# Current Site & Context

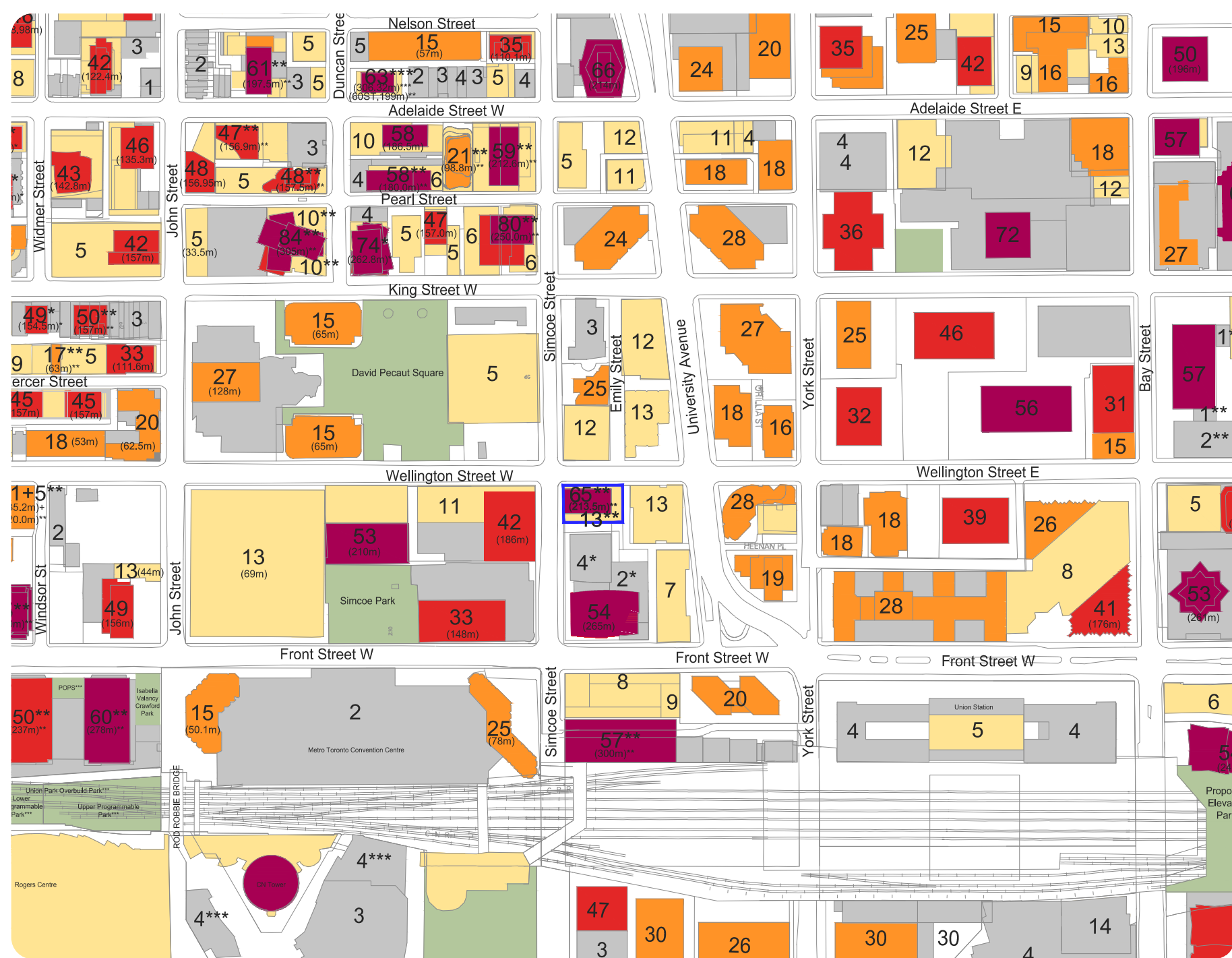
## Legend

-  Line 1 (Yonge/University)
-  TTC Route
-  GO Line
-  UP Express



# Height Map

- \* Under Construction
- \*\* Approved/Not yet built
- \*\*\* Proposed
- 1 - 4 storeys
- 5 - 14 storeys
- 15 - 30 storeys
- 31 - 50 storeys
- 51+ storeys / +185.0m
- Parks
- Subject Site
- # Number of storeys
















Note: Heights in metres include mechanical penthouse

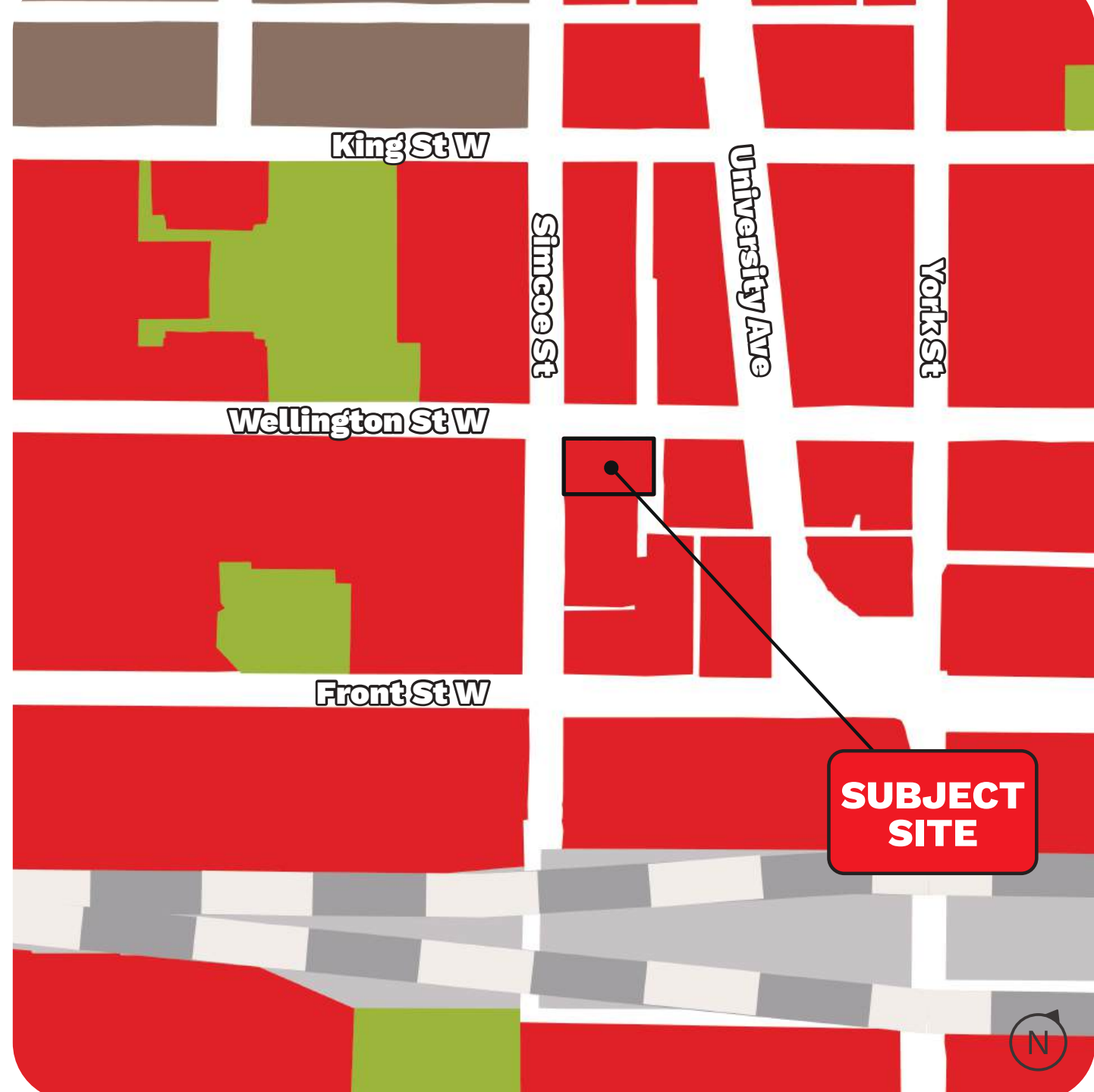


# Map 18 Land Use

These “Mixed-Use Areas” are intended to provide for a broad mix of commercial, residential, allowing people to live, work and play in the same area, or even in the same building.

## Legend

- |  |   |
|--|---|
|  Neighbourhoods   |  Institutional Areas       |
|  Apartment Neighbourhoods   |  Regeneration Areas        |
|  Mixed Use Areas   |  General Employment Areas |
|  Natural Areas  |  Core Employment Areas   |
|  Parks  |  Utility Corridors       |
|  Other Open Space Areas<br>(Including Golf Courses, Cemeteries, Public Utilities) |  Hydro Corridors         |
|  |  Railway Lines           |






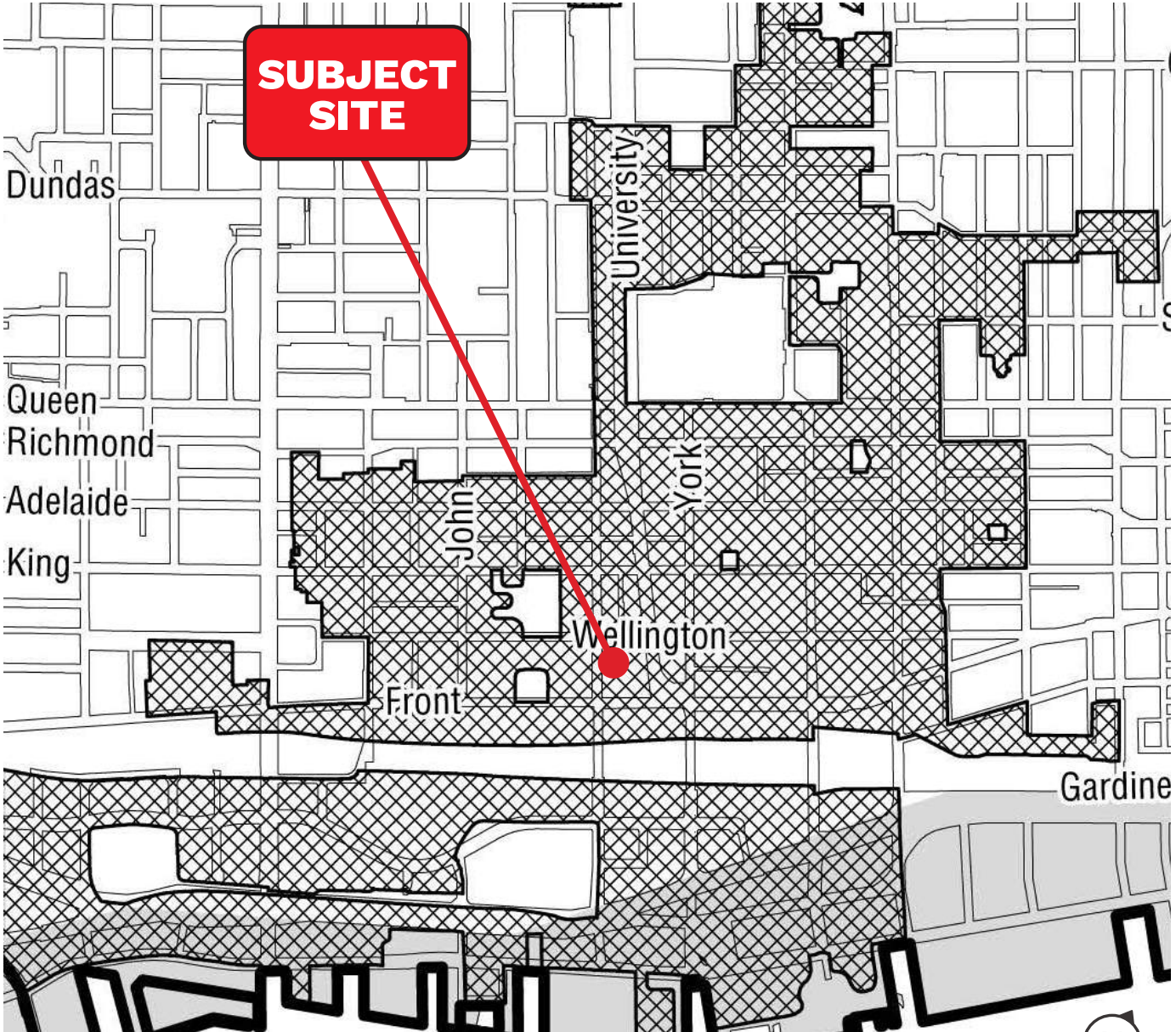
# Downtown Plan Map 41-3-A

## Mixed Use Areas 1 - Growth

Areas with the greatest heights and largest proportion of non-residential uses.

### Legend

-  Downtown Plan Boundary
-  Central Waterfront Secondary Plan
-  Mixed Use Areas 1 - Growth





# Reasons for New OPA & ZBA Application

## Changing nature of work & office use

- Office Space Needs Study, 2024

## Opportunity and direction to provide additional housing

- Housing Action Plan, 2022-2026
- New Provincial Planning Statement 2024, seeking to develop 1.5 million homes by 2031
- Bill 185, Cutting Red Tape to Build More Homes Act, 2024

# What Has Remained the Same?

- High-Quality Architecture & Design Excellence
- Similar Built Form & Same Height
- Ground-floor Retail
- Enhanced Public Realm
- Limiting Shadows on David Pecaut Square



# What Has Changed in the New Proposal?

- Removal of Office Replacement
- Additional Residential Units
  - » Exploration of Affordable Units

# Proposal Summary

A 65-storey mixed use building, with street-level retail space and residential uses above.



## New Residential Units

- Exploration of Affordable Units
- 861 Total New Units
  - » Studio - 99 units (12%)
  - » 1-bedroom - 630 units (73%)
  - » 2-bedroom - 45 units (5%)
  - » 3-bedroom - 87 units (10%)



206 m<sup>2</sup> Retail Space  
at Ground Level

## Parking



74 Car Parking Spaces



346 Bicycle Parking Spaces

## Amenity Space



Indoor - 1,118 m<sup>2</sup>




Outdoor - 606m<sup>2</sup>

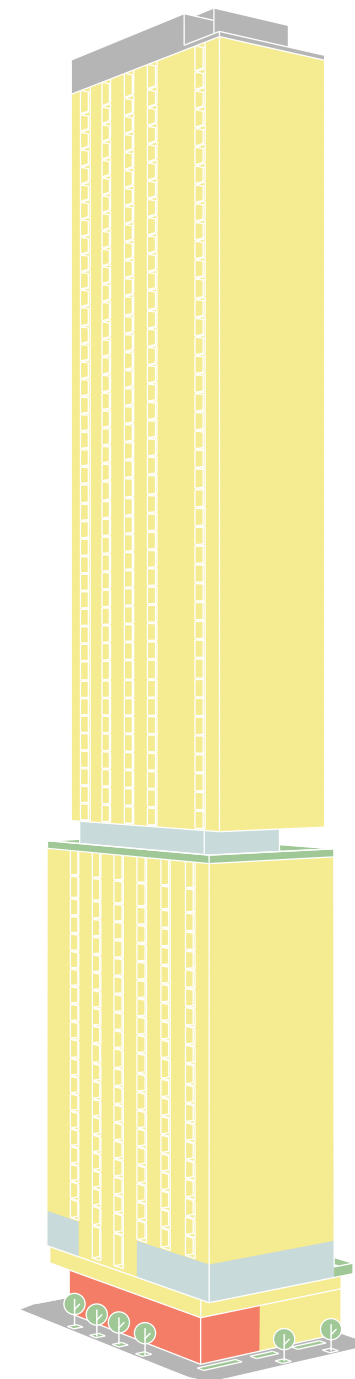
## Legend

 Residential Space

 Retail Space

 Outdoor Amenity  
Space

 Indoor Amenity  
Space





WELLINGTON ST W



# Site Plan

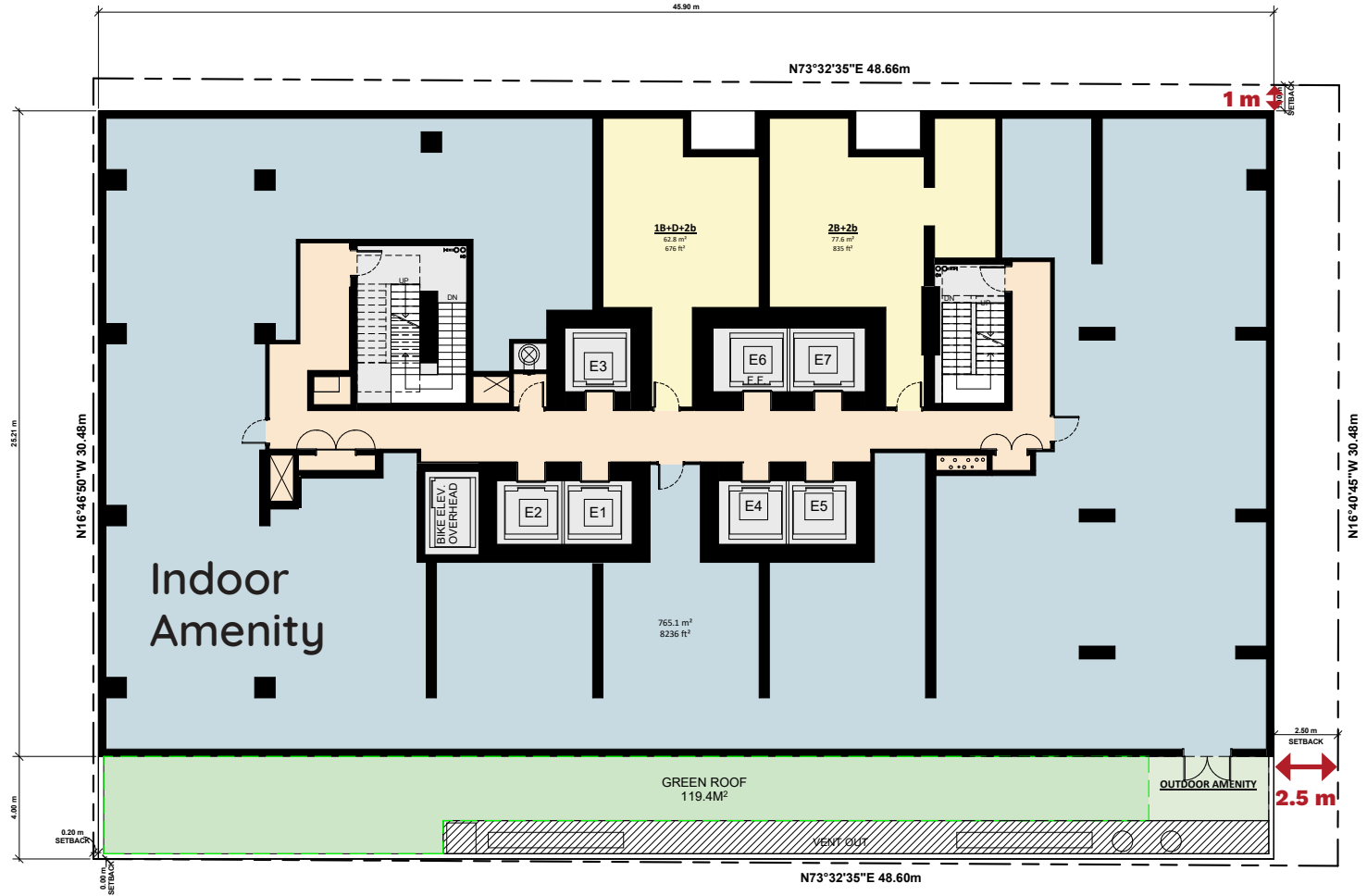
- Lobby
- Retail

SIMCOE ST



137 WELLINGTON ST W. ADJACENT BLDG

WELLINGTON ST W



# Floor 3


SIMCOE ST

- Indoor Amenity
- Residential Units
- Green Roof
- Common Area

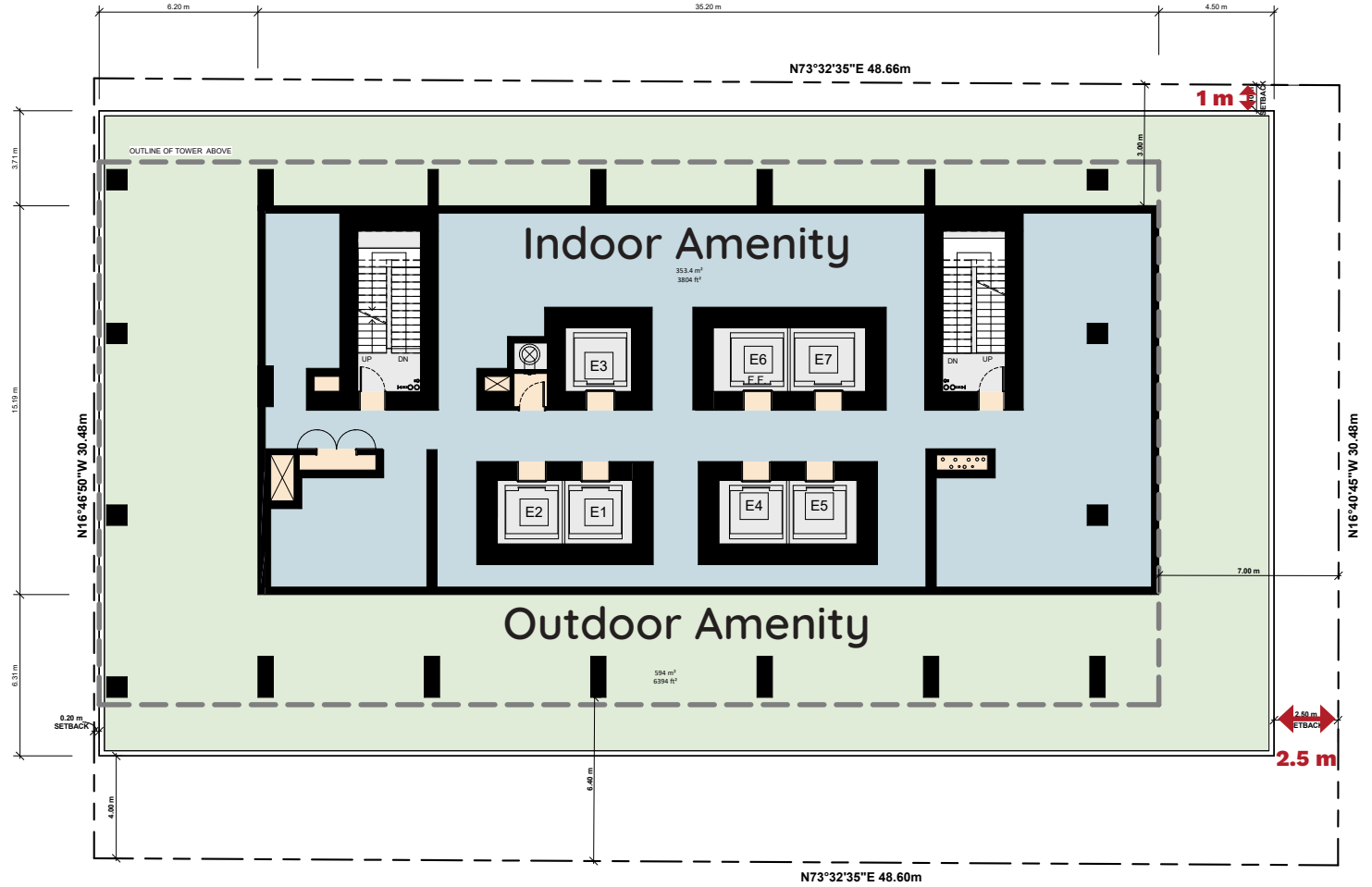


WELLINGTON ST W

# Floor 24



-  Indoor Amenity
-  Outdoor Amenity

SIMCOE ST

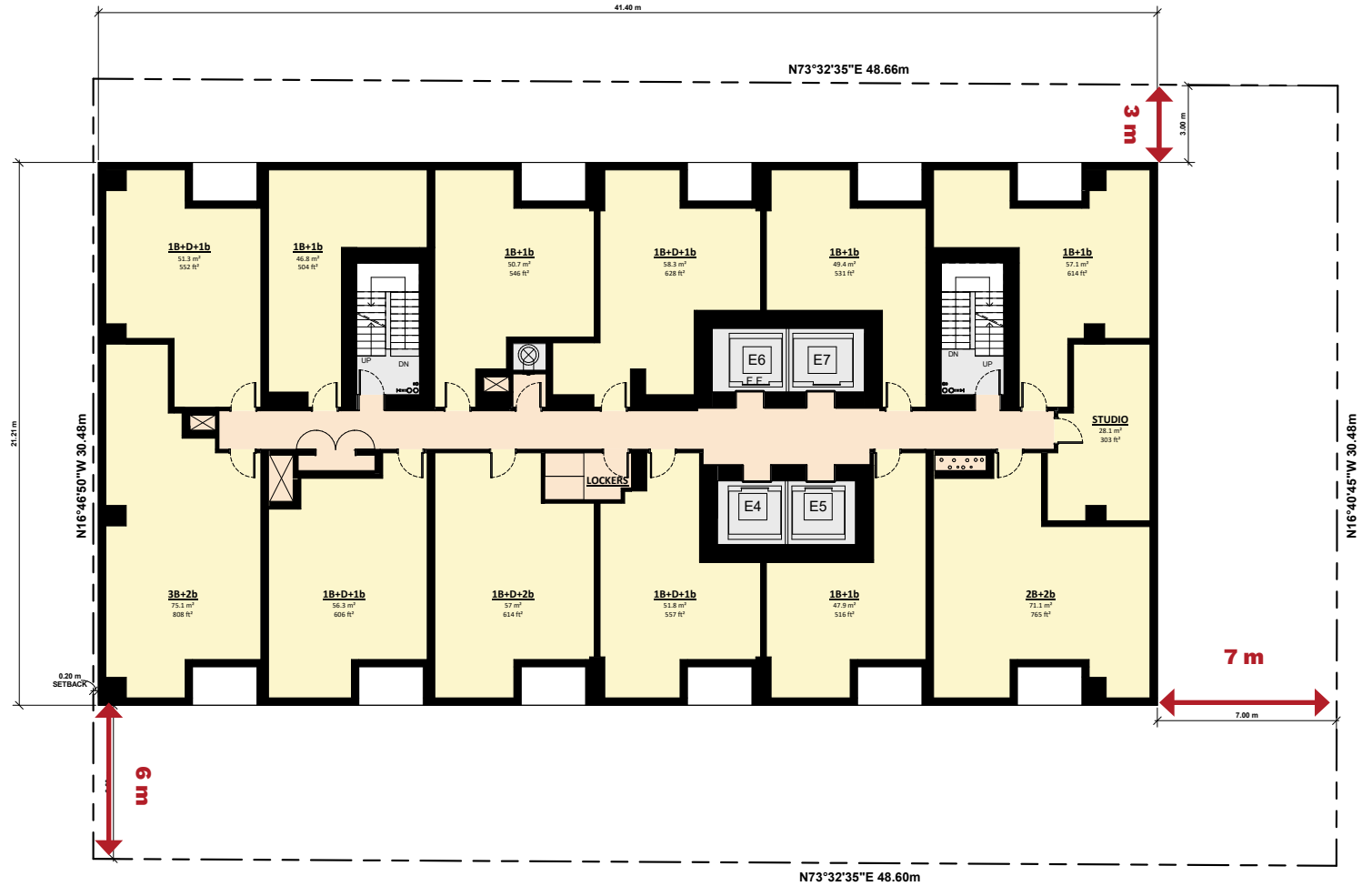


WELLINGTON ST W

# Typical Tower Floor Plan

-  Residential Units
-  Common Area

SIMCOE ST





# Artist's Rendering



Concept  
Development





# Streetscape Plan

- 1 WOODEN DECK SEATING
- 2 BUFFER SHRUBS
- 3 PAVEMENT DESIGN
- 4 CITY BIKE PARKING



# Landscape Frontage - Ground Floor



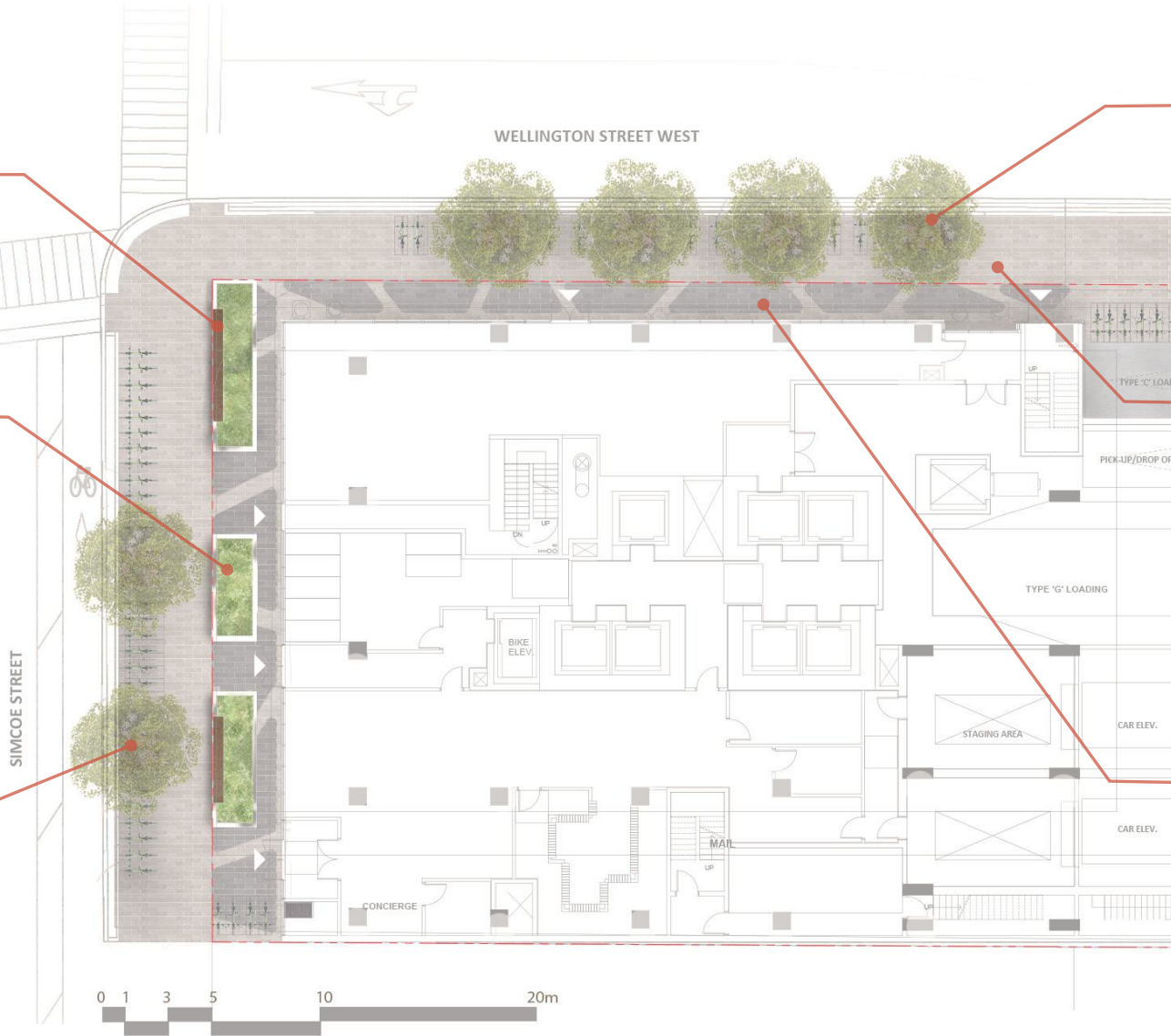
WOODEN DECK SEATING



SCOURING RUSH PLANTING



GINGKO



HONEY LOCUST



CONCRETE UNIT PAVERS



PAVEMENT DESIGN



# Design Inspirations





# Design Inspirations



# Thank you.



Contact us at:  
[www.145wellington.com](http://www.145wellington.com)



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# East and North Building Elevations

- Residential Units
- Amenity
- Retail
- Lobby / Common Area

