

58 Wellington Street East

Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendments

February 14, 2023

Site Context

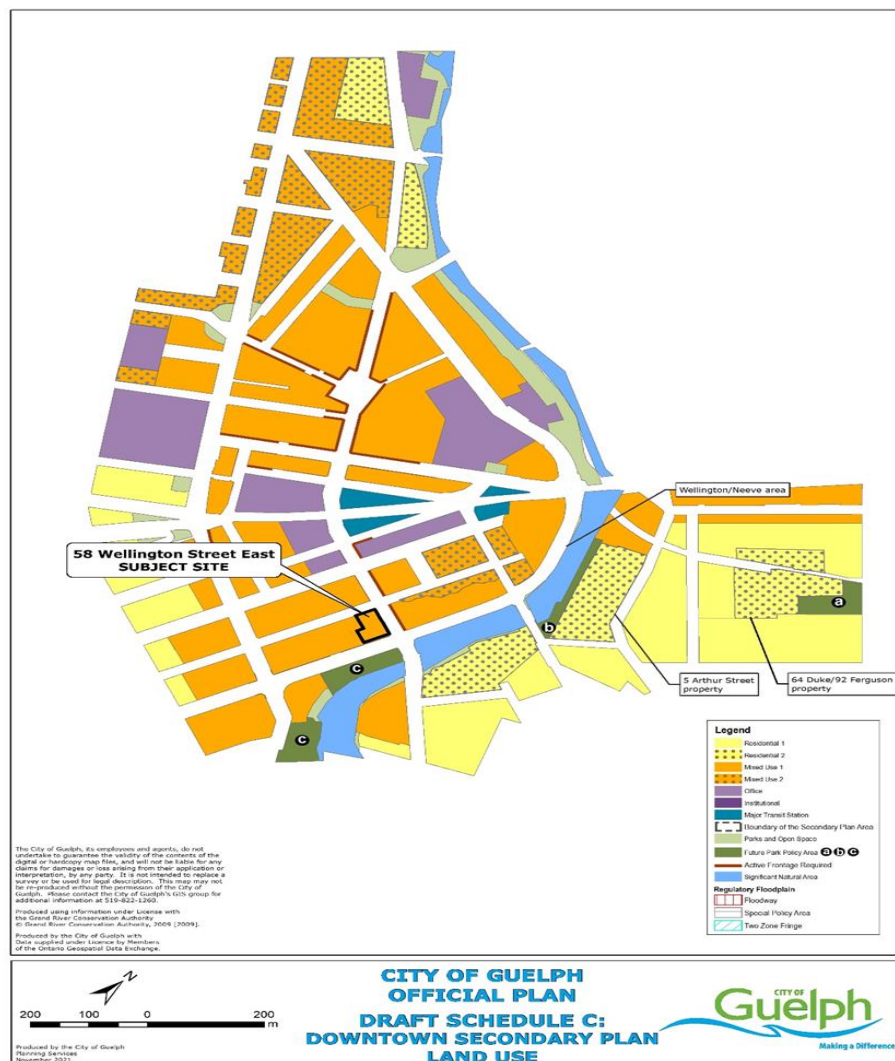
- 0.28 hectares in size
- The site is vacant and previously contained a gas station and three single detached dwellings



Official Plan/ Downtown Secondary Plan Designation

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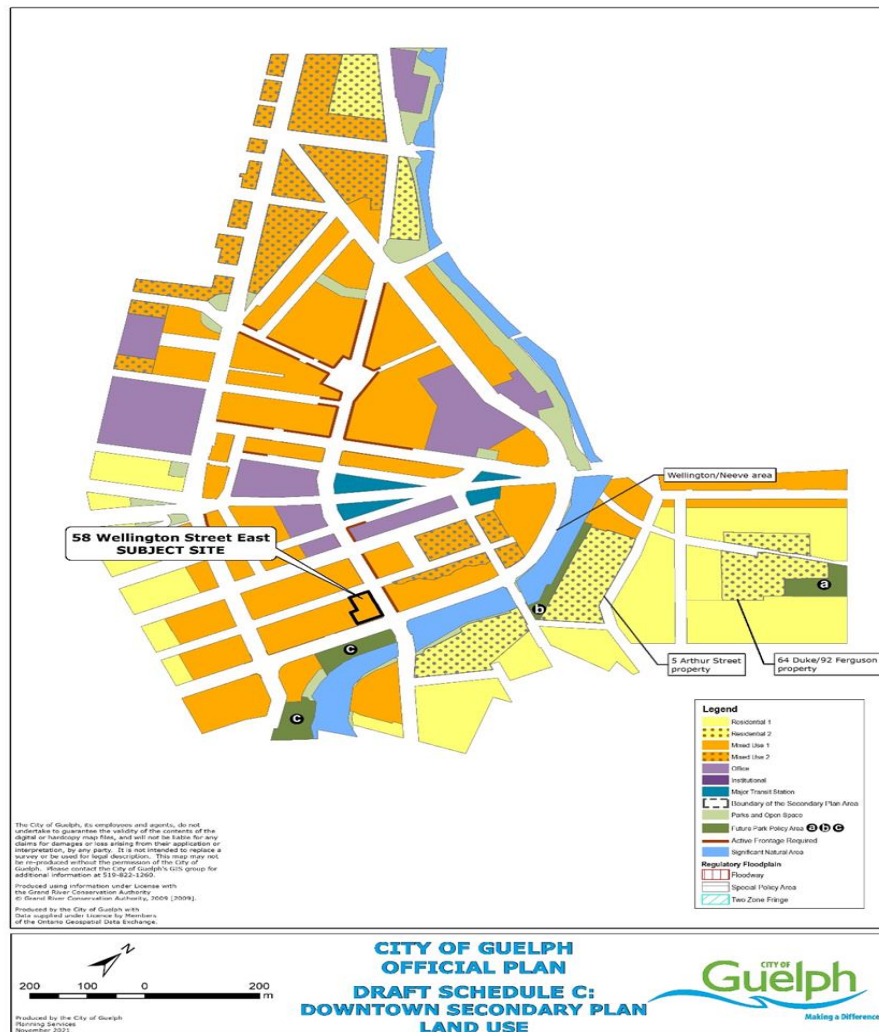
- Mixed-use 1



Proposed Official Plan Amendment

Downtown Secondary Plan:

- A site-specific policy to permit a maximum of 23-storeys



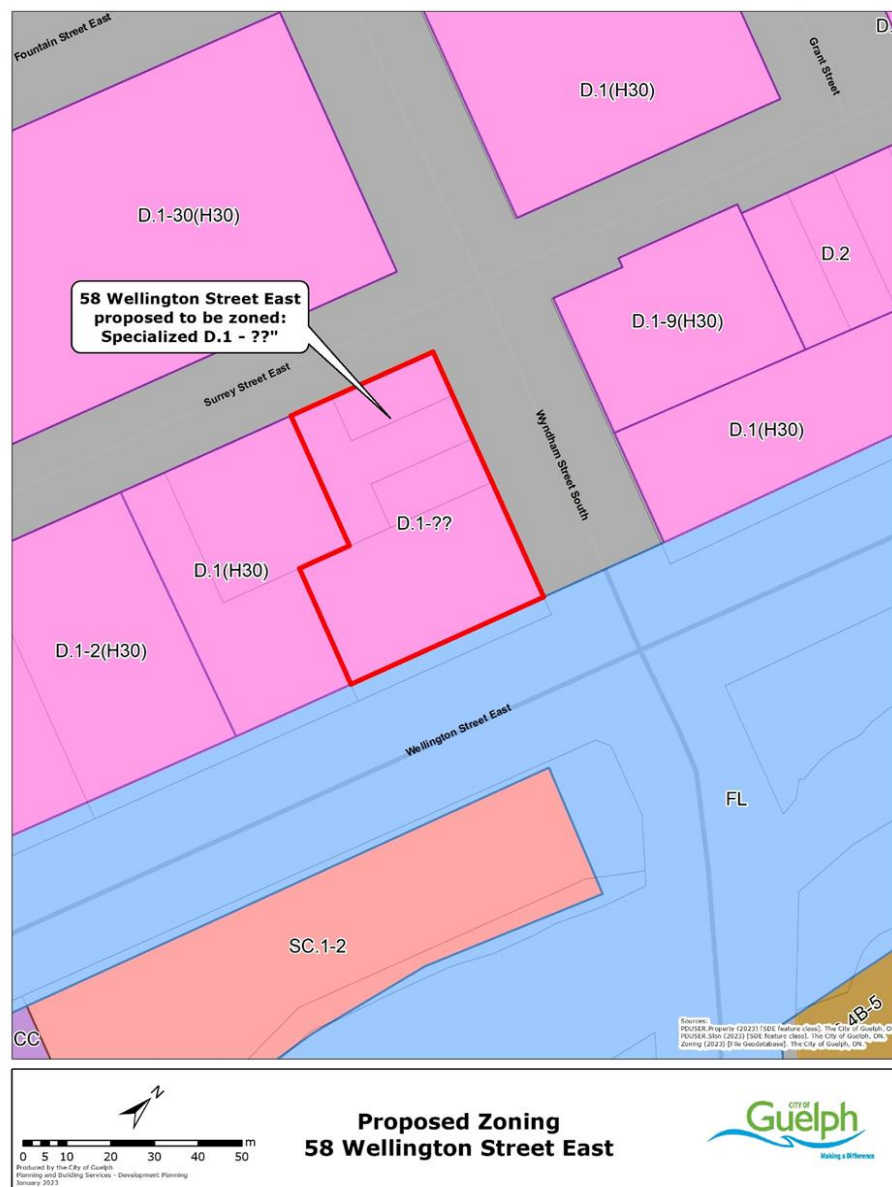
Zoning

Current Zoning:

- D.1-25 (H30)
(Specialized
Downtown Zone)

Proposed Zoning:

- A new D.1-??
(Specialized
Downtown Zone)



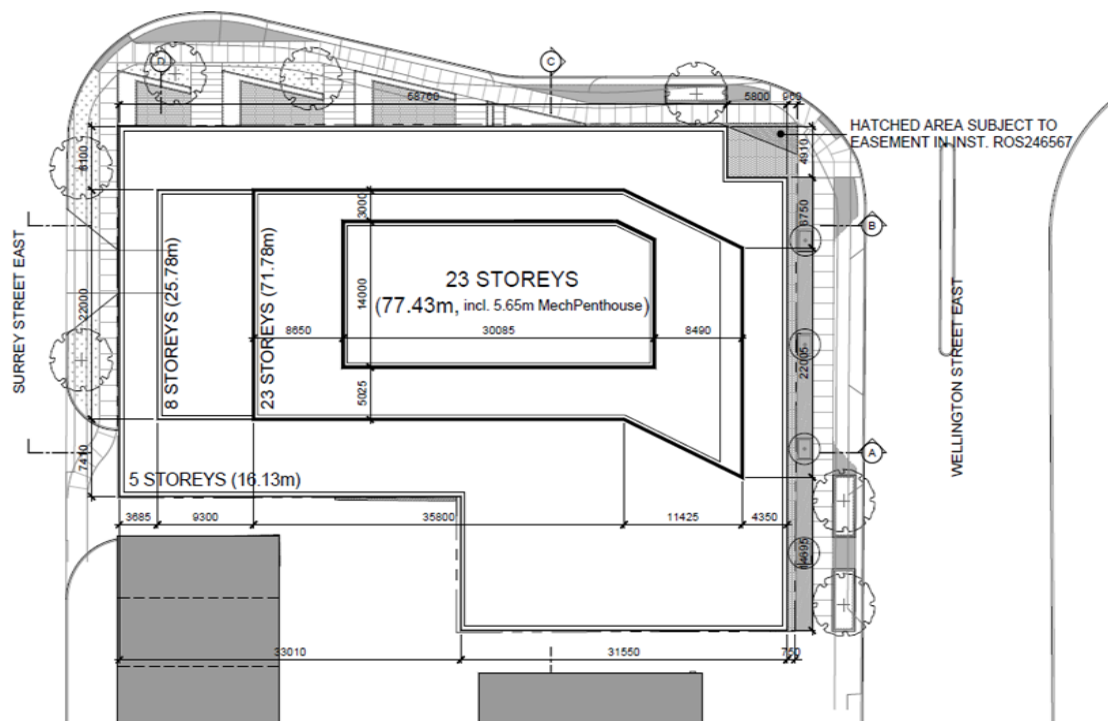
Requested Specialized Zoning Regulations

- To permit a Dwelling Unit to be a permitted Active Use along the Wyndham Street South Street Line
- To remove the requirement for Active Entrances along Wyndham Street South to be at or within 0.2 metres above or below Finished Grade
- To permit a minimum number of 3 Active Entrances to the first storey along Wyndham Street South
- To permit a maximum floorplate of 1,210 square metres for the 7th and 8th storey of a mixed-use building
- To permit a maximum floorplate ratio of 2.5:1 for any storey above the 8th floor
- To permit a maximum building height of 23-storeys

Requested Specialized Zoning Regulations (cont'd)

- To permit a Dwelling Unit on the main floor of a mixed-use building with a minimum setback of 0 metres
- To permit a minimum setback of 2.4 metres from the Wellington Street East Street line
- To permit a minimum stepback of 3 metres for all portions of a mixed-use building above the 5th storey
- To permit a minimum number of 0.8 spaces per unit plus the 0.05 visitor parking for Dwelling Units within a mixed-use building
- To permit no off-street parking for non-residential

Proposed Site Plan



- 23-storey mixed-use building
- 250 residential units and 3 commercial /residential units
- 714 sq m of commercial space

Proposed Building Rendering

