

# **58 Wellington Street East**

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

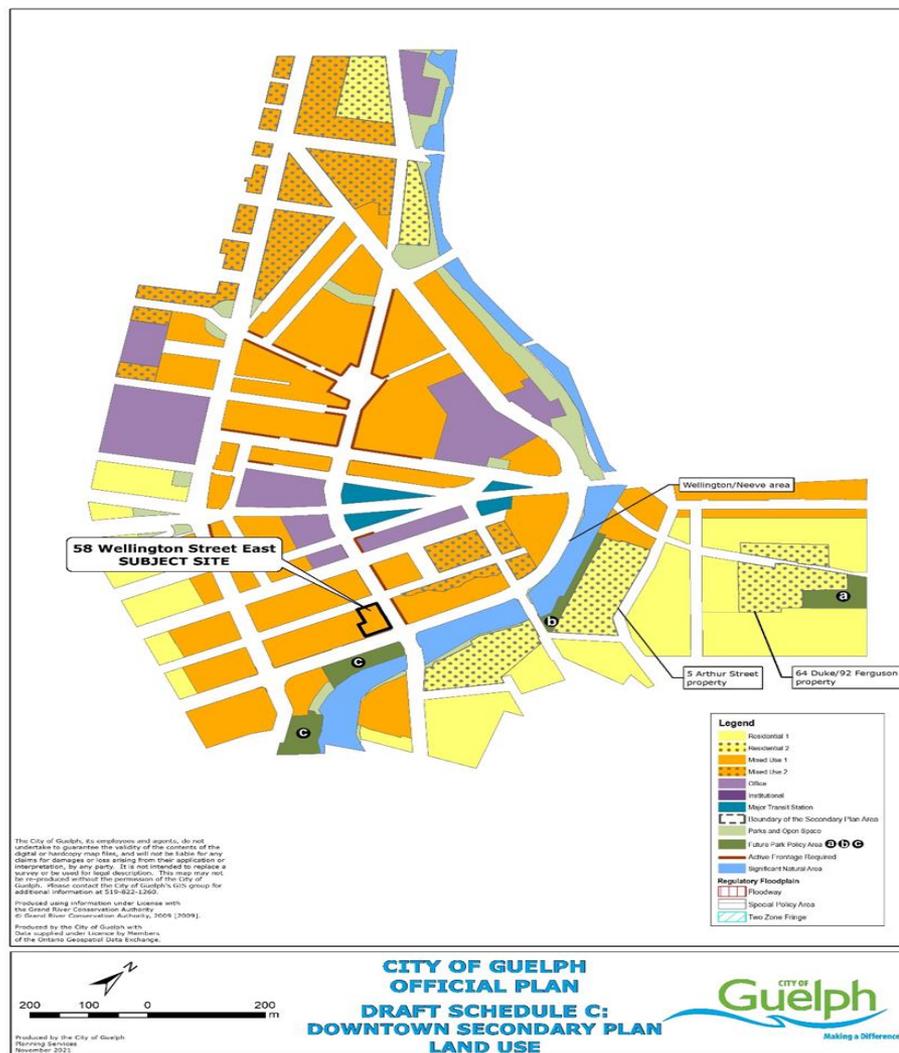
**February 14, 2023**



# Official Plan/ Downtown Secondary Plan Designation

## Official Plan/ Downtown Secondary Plan Designation:

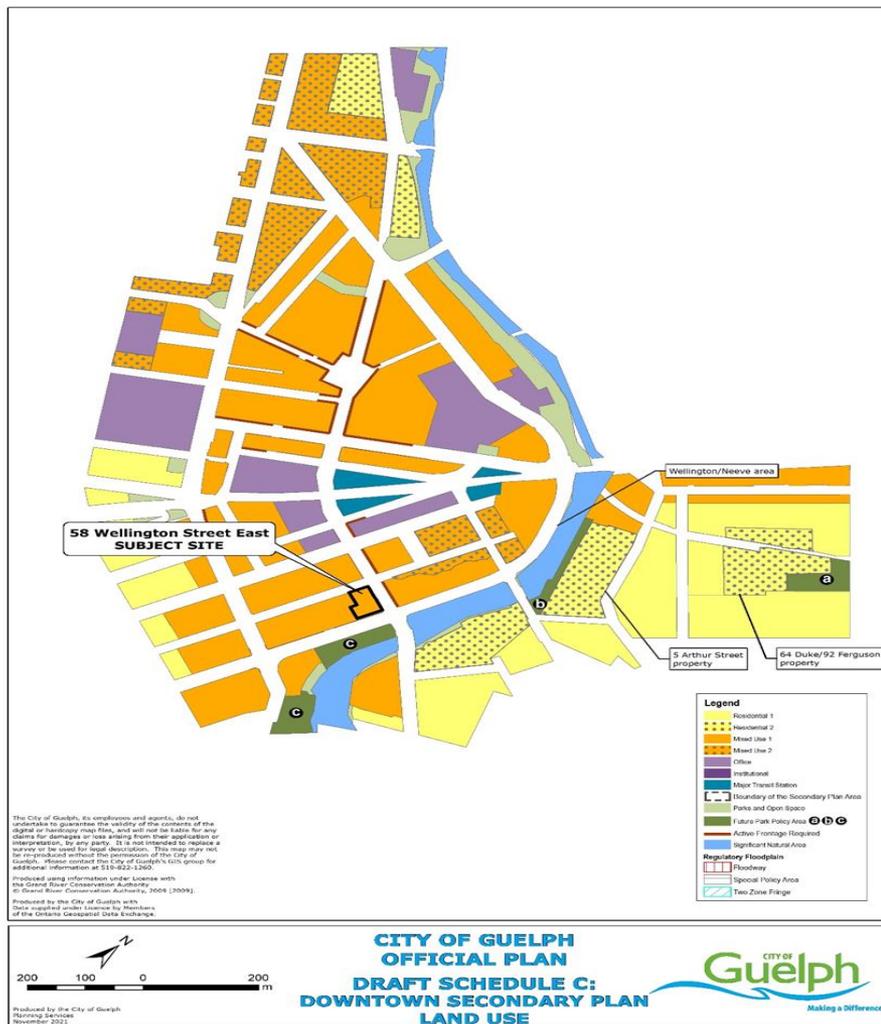
- Mixed-use 1



# Proposed Official Plan Amendment

## Downtown Secondary Plan:

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



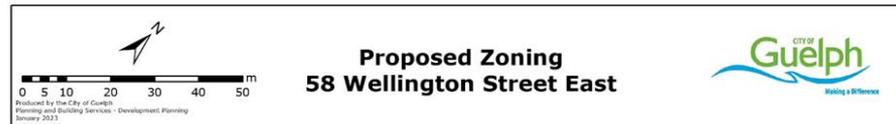
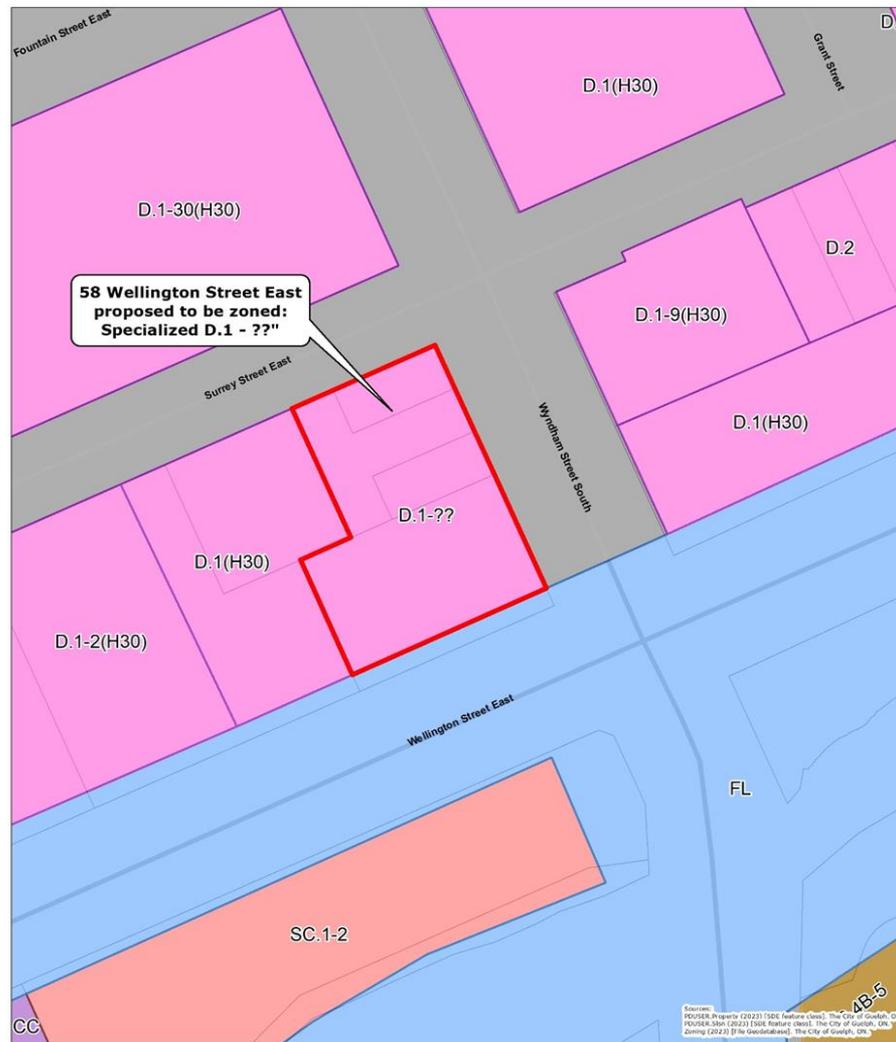
# Zoning

## Current Zoning:

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

## Proposed Zoning:

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



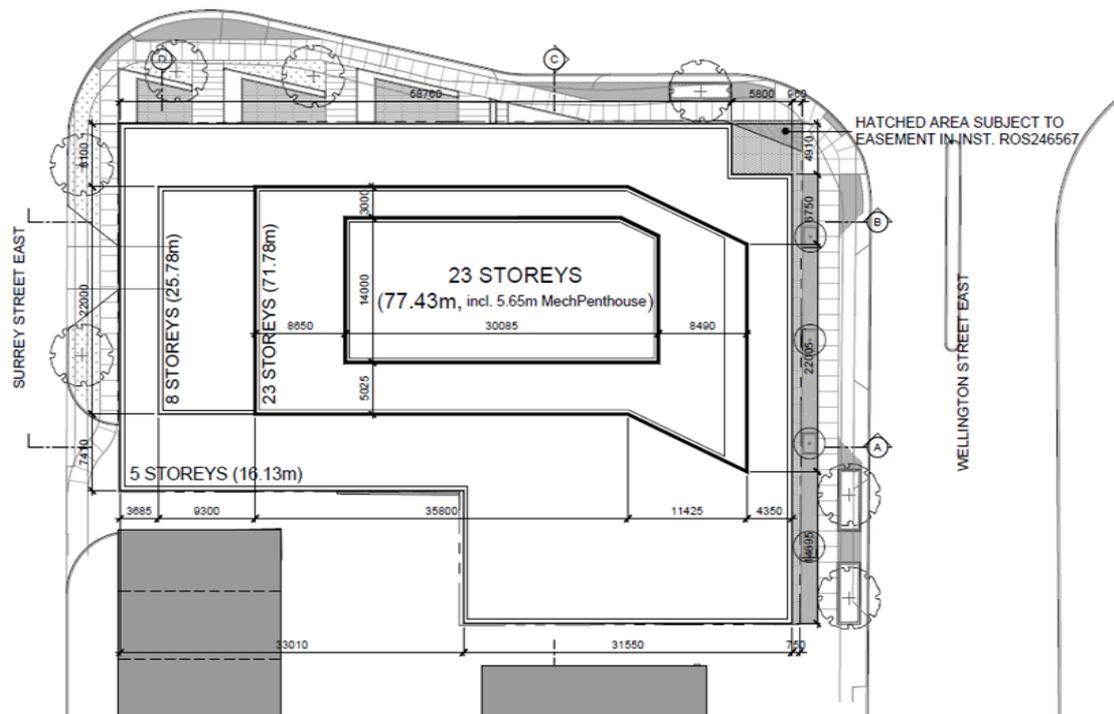
## Requested Specialized Zoning Regulations

- 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

