

# 805 Wellington Street West

## Frequently Asked Questions

Thanks for your interest in the 805 Wellington Street West project. The questions below are the ones we've been hearing most often from neighbours and community members so far from our pre-engagement conversations. For more information about the 805 Wellington Street project, please visit our project page at [www.createto.ca/805Wellington](http://www.createto.ca/805Wellington).

### Building more housing

#### 1. **Why is the City of Toronto building more housing, and why at this site?**

Toronto is in the middle of a housing affordability crisis that affects people right across the housing continuum — from those relying on emergency shelters to households looking for market rental and ownership homes. The need for new rent-controlled, affordable, and rent-geared-to-income homes is urgent and growing, and the City of Toronto has been taking significant steps to respond to that need and to help deliver more homes.

The new homes at 805 Wellington Street West will support the goals of the HousingTO 2020–2030 Action Plan by creating affordable and supportive housing options within a mixed-income, complete community. 805 Wellington Street West is one of many public properties the City is drawing on to help deliver planning approvals for 65,000 rent-controlled homes by 2030, including 18,000 supportive homes.

The site is also moving forward under the new Toronto Builds Policy Framework, which guides the development of new affordable rental homes on City-owned land. Among other things, the framework asks City staff, when looking at the redevelopment of any City-owned property, to consider the inclusion of affordable housing first.

#### 2. **Many in the community see condo units sitting empty — is there demand for new rental units, and why market rental in particular?**

The condo market is facing challenges right now due to broader economic factors. At the same time, we see that the demand for affordable rental housing across Toronto remains very high. In our experience, the affordable rental units in projects like this one are typically fully leased to eligible tenants before construction is even complete.

Construction of the rental tower will be timed thoughtfully in relation to nearby projects so that the local rental market can absorb the new market units. The market rental component matters because the revenue it generates is what funds and sustains the affordable units over the long term — so the two parts of the building work together.

#### 3. **Could the building be shorter, with more affordable units instead? What are the shadow impacts?**

The design team has been thinking about this proactively throughout the development of the conceptual design. Careful consideration has been given to limiting shadow impacts on adjacent areas, and several design decisions were driven by these considerations. These include:

- a 3-storey tower podium that conserves the heritage character of the Strachan House building and preserves sky views from the public realm;
- a single tower with refinements to its location, size and configuration to ensure that new shadows move quickly through nearby parks and public spaces;
- a transition of heights downward towards Wellington Park;

All of this work has been done alongside the City's objective of delivering as much housing as possible on this site.

## Living alongside the project

### 4. How will this development affect traffic in the area?

Traffic is one of the most common concerns we hear, and it's being looked at carefully. As part of the complete Planning application, a Traffic Impact Study has been prepared to examine the traffic impacts and to identify appropriate mitigation measures. City staff will review that study to make sure it aligns with City policies, guidelines, and by-law requirements. You can find the study at [Toronto.ca/805WellingtonStW](https://toronto.ca/805WellingtonStW)

The design intent is not to significantly increase vehicular traffic in the area. One of the ways the project supports this is by limiting the number of on-site parking spaces to accessible and visitor spaces only. The expectation is that residents who choose to live in this building will typically not own vehicles that require on-site parking. That said, it's reasonable to expect a marginal increase compared to current conditions, given the anticipated increase in population in the area.

### 5. Will there be more public transit to support new residents?

Public transit improvements aren't directly part of this development, but the project's impacts on transit demand are being considered as part of the broader planning review. The City's review takes future transit demand into account so that the TTC can plan and provide service that supports new residents in the area.

### 6. Can the existing sewage system support the proposed 380 additional units?

This is an important question. Impacts on the existing sewage and water systems are being studied as part of the complete Planning application. Technical reports have been submitted to the City to assess system capacity, evaluate potential impacts, and propose mitigation where needed. City staff will review those studies to make sure they align with City policies, guidelines, and by-law requirements, and will require any necessary upgrades or mitigation measures through the development process. The City does not approve development applications if the sewage system cannot support the additional community members. You can find technical reports at [Toronto.ca/805WellingtonStW](https://toronto.ca/805WellingtonStW)

### 7. What about school capacity for families moving into the new homes?

The City approves land use and built form, but decisions about where schools are built and how many students they can accommodate are made by the Province and the local school boards.

What the City does do is consider the potential impacts of new developments on community infrastructure, including schools. Through the development review process, the City shares forecasts of future demographics within school districts with the local school boards, so that

school boards can factor that information into their own planning. The City does not have the authority to expand school capacity itself — the school boards are responsible for planning and managing enrolment, and ongoing capacity challenges are addressed through their long-term planning and through provincial support.

## Community engagement

### 8. Has the community been consulted on what they'd like to see at the site?

The Toronto Builds Framework directs City staff, when considering redevelopment opportunities on City-owned property, to first consider the inclusion of affordable housing. Through that lens, the City-owned site at 805 Wellington Street West was identified as a strong opportunity for the City to use its land to help create new affordable, supportive and market rental housing in a desirable and growing part of the city.

CreateTO and the City are now consulting the community as part of the planning application process for this site, and there will also be an opportunity for community members to make deputations at the Planning and Housing Committee. We're committed to hearing from neighbours throughout the process.

### 9. What parts of the project are open to community input?

The proposed use of the site, and the size and location of the proposed buildings, are a direct response to City needs including the need to deliver affordable housing and to a number of real site constraints. Those constraints include the site's relationship to the rail corridor, its irregular geometry, existing utility infrastructure on the property, and heritage conservation requirements. Because of those factors, there is limited flexibility to change the core elements of the proposal.

## Next steps

### 10. What happens after the Community Meeting?

Following the April 15 Community Meeting, the Official Plan and Zoning By-law Amendment application will continue to be reviewed by City staff, with rounds of feedback and revisions between the City and CreateTO's design and consultant team. CreateTO and the City will also review and consider the feedback collected through the Community Engagement. We currently anticipate that a report will be brought forward to City Council on a Zoning By-law Amendment by early summer of 2026. Following that, and subject to funding availability, CreateTO on behalf of the City, will advance the supportive housing phase of the project through detailed design, Site Plan Approval and permitting. If approved, we could start to see construction activity on site by the end of 2026.

If you have questions between now and then, please don't hesitate to reach out to the project team at [805wellington@createto.ca](mailto:805wellington@createto.ca) or Susan Mcalpine from Development Review at the City of Toronto at [susan.mcalpine@toronto.ca](mailto:susan.mcalpine@toronto.ca).