



# 805 Wellington St W

Community Meeting

April 15, 2026



Transforming  
Toronto's Real Estate



# Land Acknowledgement

We acknowledge the lands we have been entrusted to manage are treaty lands and the traditional territories of many nations including the Anishinaabeg, the Haudenosaunee and the Wendat peoples and are now home to many diverse First Nations, Inuit and Métis peoples.

These territories are currently covered by Treaty 13 (1805) with the Mississaugas of the Credit and the Williams Treaties (1923) signed with multiple Mississauga and Chippewa bands.



# African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

**6:00 Open house**

**6:30 Welcome, land acknowledgement,  
introductions,**

**6:40 Opening remarks from Deputy Mayor Malik**

**Presentations**

**7:30 *Questions + Comments***

**8:30 Open house**

**Adjourn**

# MEETING APPROACH

## **As a meeting participant, you are encouraged to:**

- Be an active listener and keep an open mind to the full range of views and opinions.
- Critique ideas, actions, behaviours, not individuals.
- Speak about your personal experiences and try to avoid making generalizations.

## **As process facilitators, we acknowledge:**

- Everyone has a brings different life experiences and perspectives. There are multiple public interests and tensions that exist between them
- Our responsibility is to support participants in discussing and addressing tensions and disagreeing in a constructive way that builds trust in our ability to work together
- As facilitators, we are always learning, and we are open to feedback on how we as a facilitation team can improve the process.

## **CreateTO and City staff reminds participants:**

- The City of Toronto is an inclusive public organization. Racist and other forms of prejudicial, derogatory, or discriminatory comments and questions, including name-calling, will not be tolerated.
- To respect personal and organization confidentiality.

# WHY WE ARE HERE

- To **share** information about the development concept and process.
- To **provide** site context and the planning framework.
- To **listen** to your ideas, thoughts, comments, and concerns.
- To **learn** more about this community from residents.

# PROJECT TEAM – *Who is here today!*



## Consultant Team

### **Housing Development Office**

Aviva Levy, Vitu Mhango & Leah Dow

### **Community Planning**

Willie Macrae, Sue McAlpine & Josh Estrella

### **Heritage Planning**

Erin Smith

### **Parks & Recreation**

Kaly Tobe

### **Urban Design**

Julie Bogdanowicz

### **Transportation Services**

Tamanna Kabir & Alan Zaykongsa

### **Deputy Mayor Ausma Malik**

Vienna O'Shea

### **Development Team**

Jason Chen, Sarah Corey & Pedro Giunti

### **Planning & Design Team**

Mark Chemij & Arash Oturkar

### **Community Engagement & Communication Team**

Susan O'Neill & Asha Dahir

### **Community Engagement (Third Party Public)**

Yulia Pak & Matthew Wheatley

### **Architecture (DTAH)**

Brian Brownlie

### **Civil Engineering (LEA)**

Farshid Morshedi

### **Rail Safety Engineering (Entuitive)**

Jonathan Hendricks

### **Traffic & Transportation Engineering (HDR)**

Adam Beausoleil & Carl Wong

*The City and CreateTO have procured consultants to provide expert advice and technical input, and to prepare the necessary studies, plans, drawings, and reports to support the City-initiated planning process.*

# PROJECT OVERVIEW



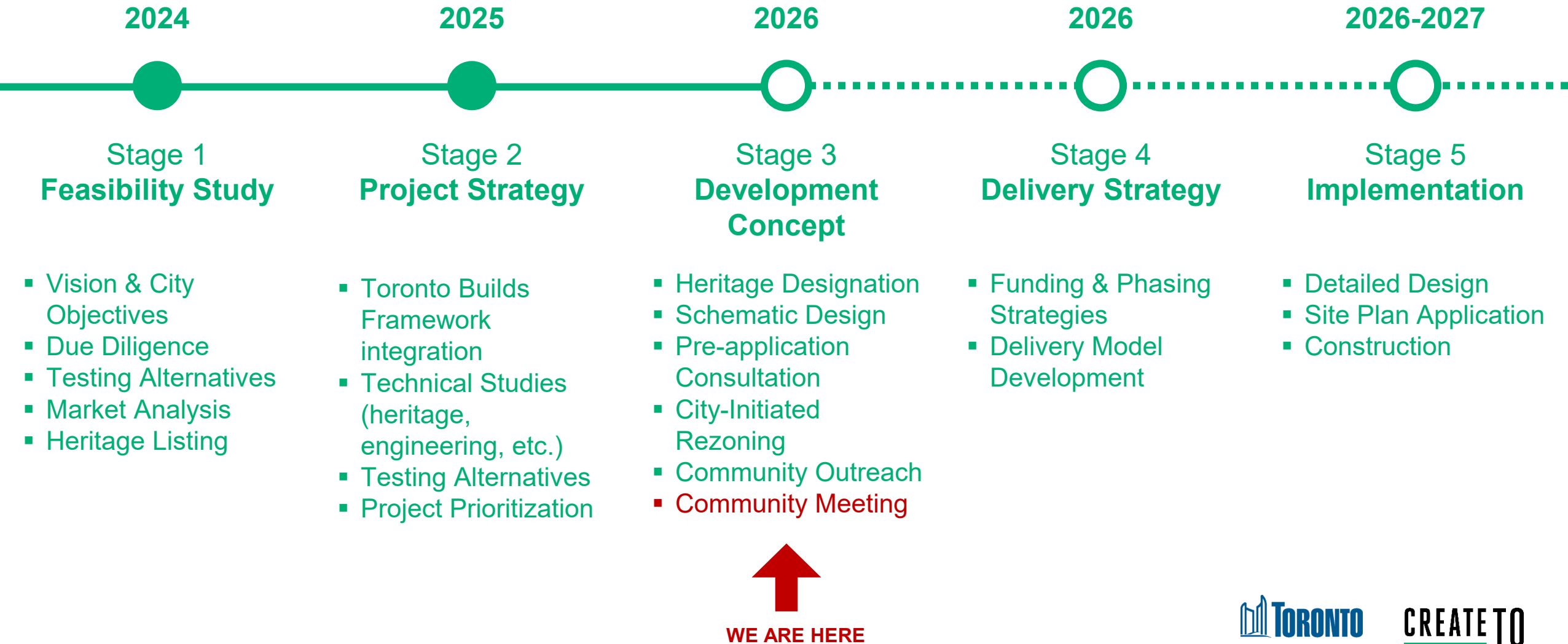
# INTRODUCTION TO THE SITE



# PROJECT OBJECTIVES

- 1 Re-introduce Supportive Housing:** target of 80 units, to be operated by Homes First Society
- 2 Maximize Rental Housing Delivery Opportunity:** with tenure, unit mix, unit sizes, accessibility standards, etc. guided by the Toronto Builds Framework
- 3 Heritage Conservation:** meaningful conservation of key attributes of Strachan House
- 4 Community Garden Relocation:** to adjacent Wellington Park, supported by the City's Parks & Recreation Division
- 5 City-Builder Model:** to be delivered as a two-phase project following rezoning, with Phase 1 (supportive housing) constructed by CreateTO
- 6 Land:** land will be retained in public ownership

# PROJECT PROCESS



## Consultation is important to City-initiated projects

- ✓ **January-February 2026:** consultation with three community groups/institutions to **introduce the project** and answer questions.
- ✓ **March 2026:** **Two pop-ups** held at the Trinity Community Recreation Centre and Fork York Library, to share information and answer questions about the development concept.
- ❑ **Today:** **Community Meeting** to share information, consider input and answer questions following the planning submission for 805 Wellington.



# WHAT WE HAVE HEARD



- **Support for affordable and supportive housing.** Nearly everyone who stopped to talk said they are glad to hear more affordable housing is being planned and that supportive housing is being re-introduced.
- **A range of perspectives about the proposed height.** Many shared strong concerns about the proposed tower height; some said the height was acceptable, as long as it resulted in more affordable units; a few supported the taller design, noting the need for housing in general.



**Introducing an important City of Toronto project in your neighbourhood**  
**805 Wellington Street West**

**Project Overview**  
CreateTO on behalf of the City of Toronto is revitalizing the site at 805 Wellington Street West (also known as 53 Strachan Avenue). This City-initiated Official Plan and Zoning By-law Amendment is proposed to turn this City-owned land into a vibrant, mixed-income community. The key objectives of this project include:

- helping address Toronto's housing crisis by re-establishing supportive housing on the site and delivering new affordable and market rental homes;
- Supporting the long-term success of the Garrison Hall Community Garden in a new space right next door as part of the new Wellington Park; and
- Conserving and respectfully incorporating the heritage building within the new design.

This project is part of a new City Council-approved initiative called Toronto Build+, which guides the development of diverse rental housing on public land.

**Project Timeline**

- Fall 2025 – Winter 2026**
  - Draft Development Concept
  - Outreach to community groups, residents and the Site Businesses adjacent to the Site
- Winter/Spring 2026**
  - Application submission
  - Community Engagement Concept
- Spring/Summer 2026**
  - Final report for consideration at Planning & Housing Committee
  - Public Approval
  - City Council

**Detailed Design and Construction**  
The site will advance through the final stages of the detailed design process, including building permits and construction. This delivery model for the site will be determined in accordance with the Toronto Build+ framework.

**Join us at a Community Meeting about the future housing development at 805 Wellington Street West**  
The City of Toronto has begun work on a transformational project located at 805 Wellington Street West. This project will revitalize the former "Strachan House" building and surrounding lands into a vibrant, mixed-income community. This site is owned by the City of Toronto. We will be hosted by the agency. The City is now starting from planning and design. We will be hosted by the agency. The City is now starting from planning and design. We will be hosted by the agency. The City is now starting from planning and design.

**16th, 2026 (12:00 - 8:00 pm)**  
We hope you can join us to take the next steps in this exciting project!  
Meeting details included below

**805 Wellington Street West**  
Toronto, Ontario  
M5S 1B5  
805 Wellington Street West  
Toronto, Ontario  
M5S 1B5

**CREATE TO**

- **The community garden is an important community asset.** Several people emphasized the importance of the existing community garden.
- **Need for appropriate infrastructure and community amenities to support increasing density.** Many questioned how the existing infrastructure would support the increasing population, including: schools, public transit, parking, park space, and sewer capacity.
- **Interest in the process,** including how decisions are made, coordination with other public agencies, and next steps.

# HOUSING TO ACTION PLAN & AFFORDABLE HOUSING



# TORONTO'S HOUSING AND HOMELESSNESS CHALLENGES

## Toronto is facing a **double housing crisis**:

1. A lack of deeply affordable and supportive housing for low-income marginalized and vulnerable residents.
  2. Rising rental rates have made it increasingly unaffordable for middle income earners and key workers and professionals to live in the city.
- **10,000+ individuals experiencing active homelessness.**
  - **Indigenous and Black residents overrepresented in homeless population.**
  - **About 48% of Toronto households (557,970 households) are renters.**
  - **Over 85,000 households currently on the centralized waiting list.**



## HousingTO 2020-2030 Action Plan & Toronto Builds Framework

- This project is aligned with the HousingTO 2020-2030 Action Plan and the Toronto Builds Framework.
- Goal to accelerate the development of affordable housing on **City-owned land** and public retention of sites through long-term land leases.
- Create new **rent-g geared-to-income homes** by making at least 20% of new affordable homes available to tenants in receipt of housing benefits.
- Prioritize the inclusion of **community housing providers** in development and/or operations of new homes, to build the capacity of the non-market sector.
- Create family-friendly, accessible, and **sustainable communities**, with targets for family sized units, accessible homes, and climate performance.
- Contribute to **complete communities** by allocating land for community infrastructure, and identifying City funding sources for new community facilities to be delivered through Toronto Builds sites.



# SUPPORTIVE HOUSING

## What is supportive housing and how will it be operated?

- Supportive housing is deeply affordable housing with on-site supports that enable people at risk of homelessness to live independently and improve their health and well-being.
- Homes First Society was approved by City Council on March 26, 2026 as the non-profit partner to operate the supportive housing at this site and will provide the wrap-around services to help individuals achieve housing stability and prevent homelessness.
- The proposed supportive housing building will contain approximately 80 deeply affordable supportive housing units.

## How will tenants be selected?

- Tenants for supportive homes will be identified using a prioritization-based approach to connect people to permanent housing opportunities. There are no direct referrals.



## Who are these affordable units for?

- Low-to-moderate-income households from within this community, across the City and outside of the City.

## How do I apply?

- Currently, Affordable Rental housing providers run and manage random draws for each new building. Applicants must apply for every individual building through the building-specific application.
- At the Planning and Housing Committee meeting on April 14, a City managed centralized system and random draw allocation for affordable rental housing was recommended. Pending Council approval, implementation is anticipated by Q3 2026.

## How many units will be affordable rental units?

- The purpose-built rental building is targeted to deliver approximately 300 new homes, of which approximately 20% will be affordable rental homes (~60 units).

## What are the rents for the affordable units?

- Based on City's new income-based definition
- Rents will be at or below the lesser of:
  - Average Market Rent (by dwelling type); or
  - 30% of before-tax household income (based on 50th or 60th percentile income).

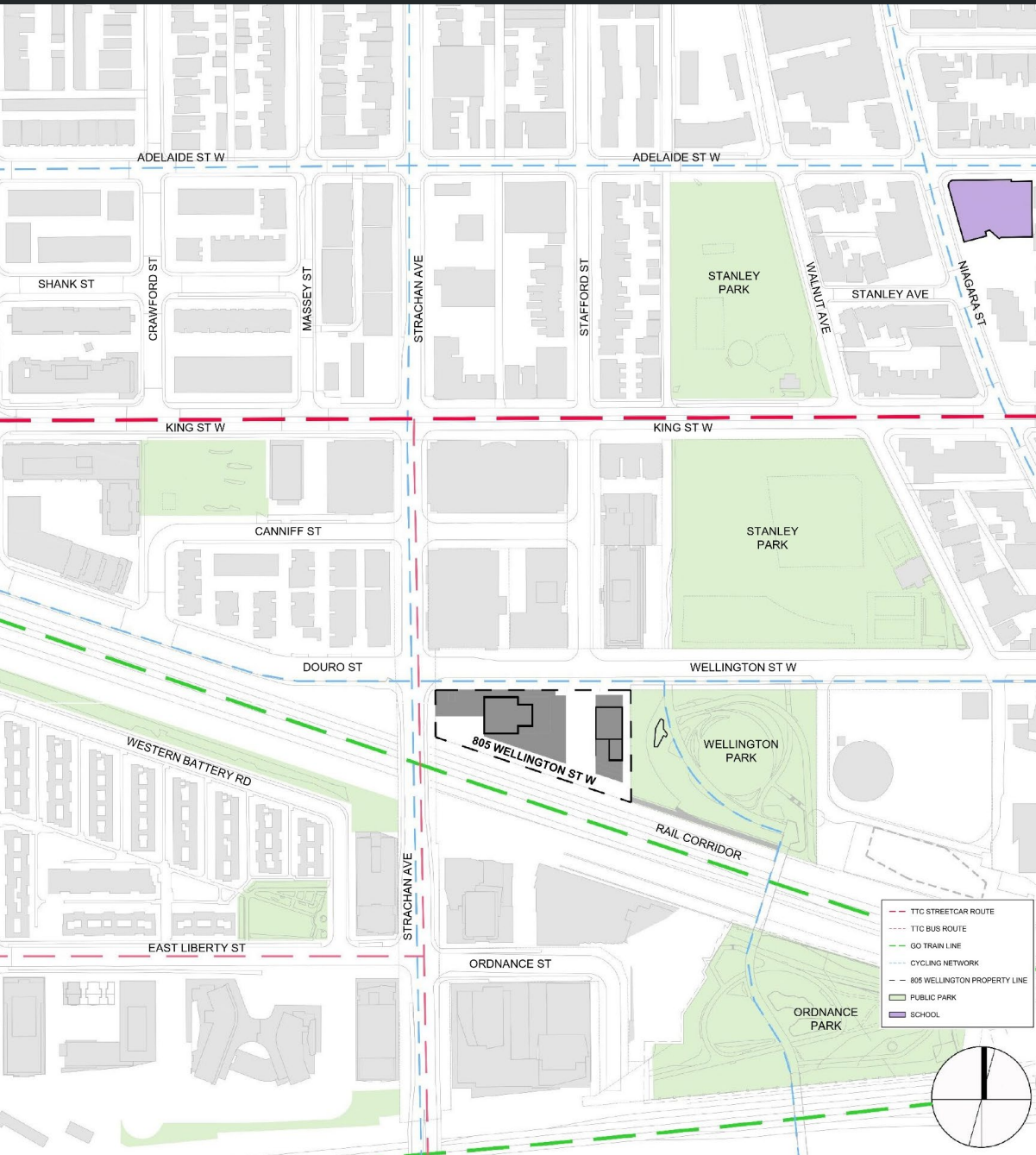
### 2026 Affordable monthly rents by unit size:

<i>Studio</i>	<i>\$1,127</i>
<i>1-Bedroom</i>	<i>\$1,426</i>
<i>2-Bedroom</i>	<i>\$2,055</i>
<i>3-Bedroom</i>	<i>\$2,351</i>

# SITE CONTEXT + PLANNING FRAMEWORK

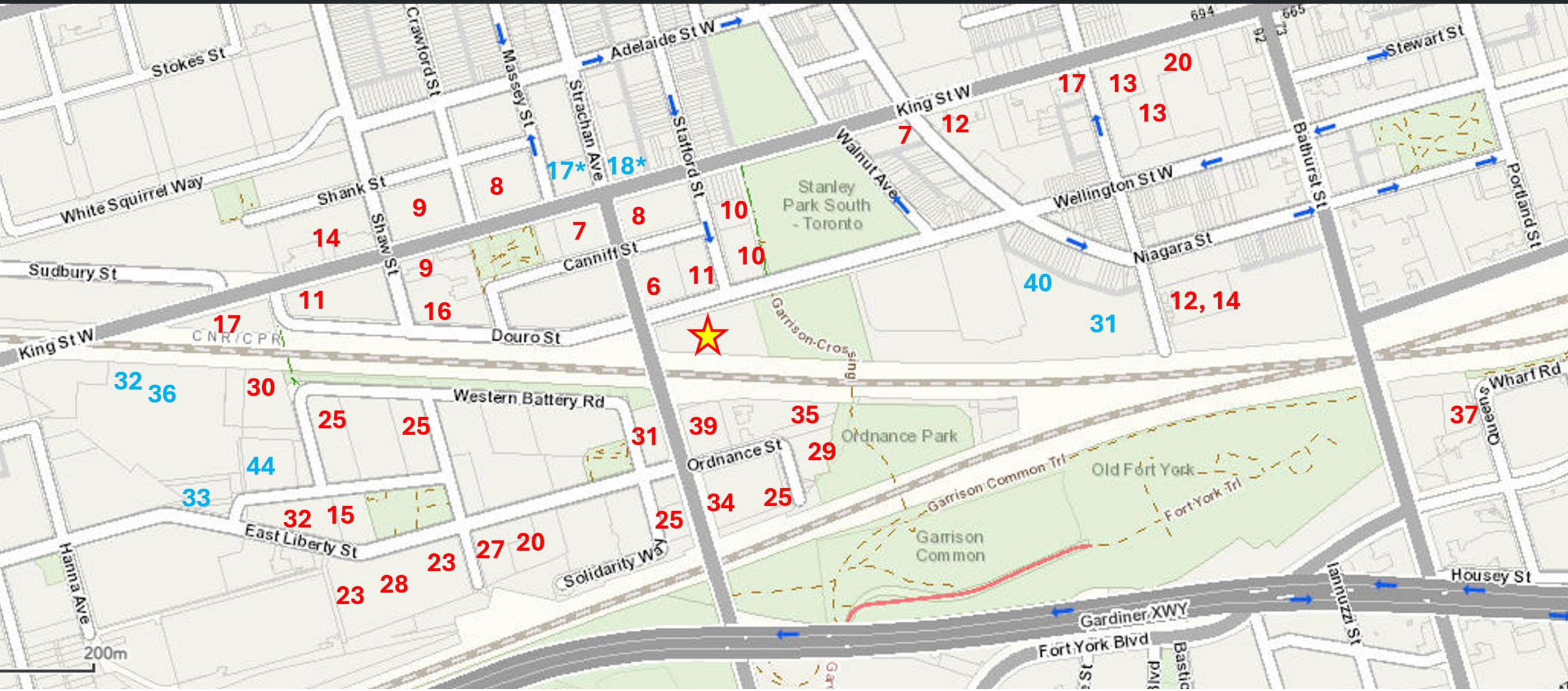


# SITE CONTEXT

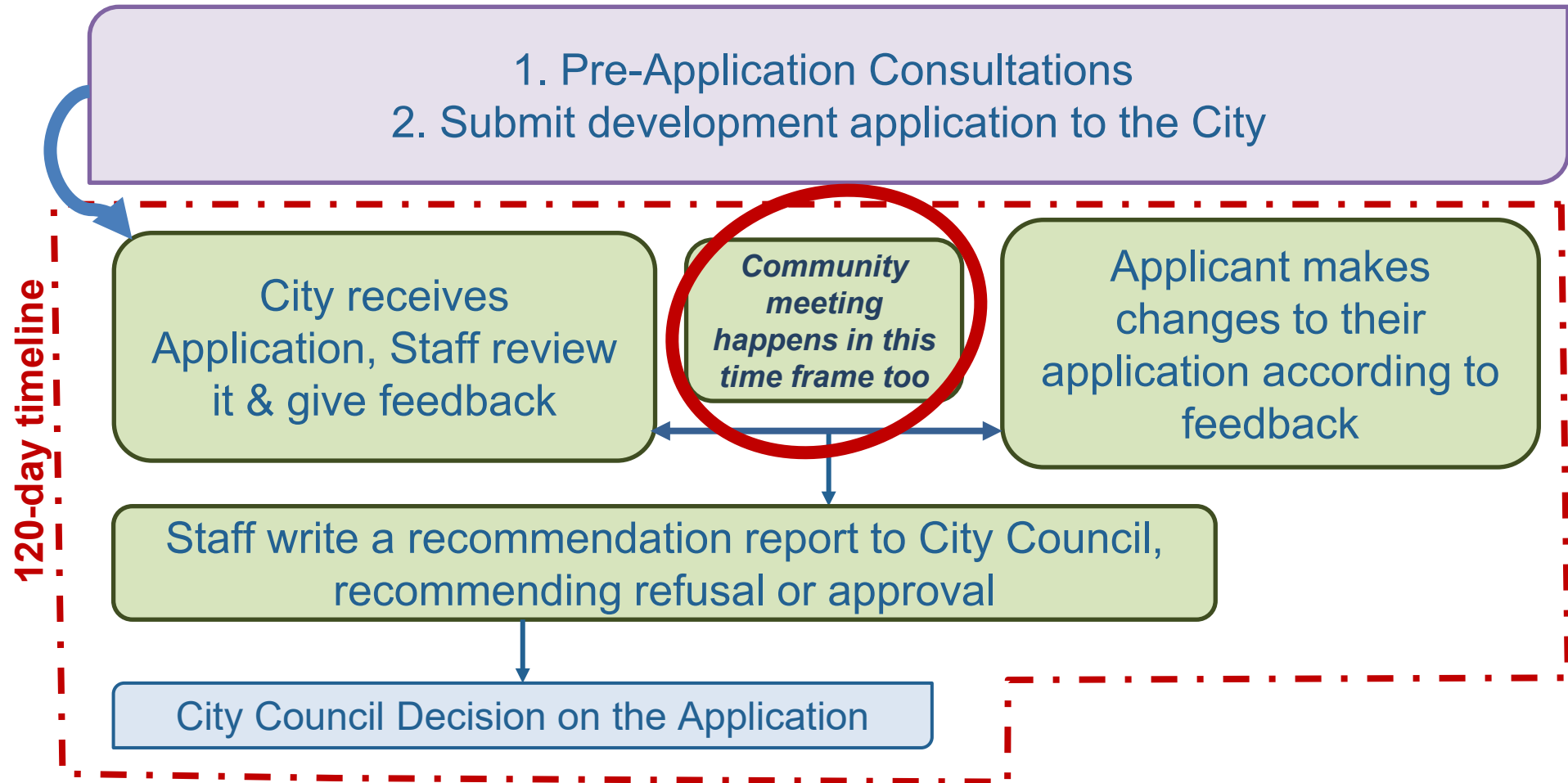


- Southeast Corner of Wellington St W and Strachan Ave
- Part of a larger property that includes Wellington Park
- Frontage along Wellington St – 117m
- Metrolinx Rail Corridor (UP Express, Milton GO, Kitchener GO, Barrie GO)
- Existing buildings: John B. Smith and Sons Building / Strachan House, ancillary garage building

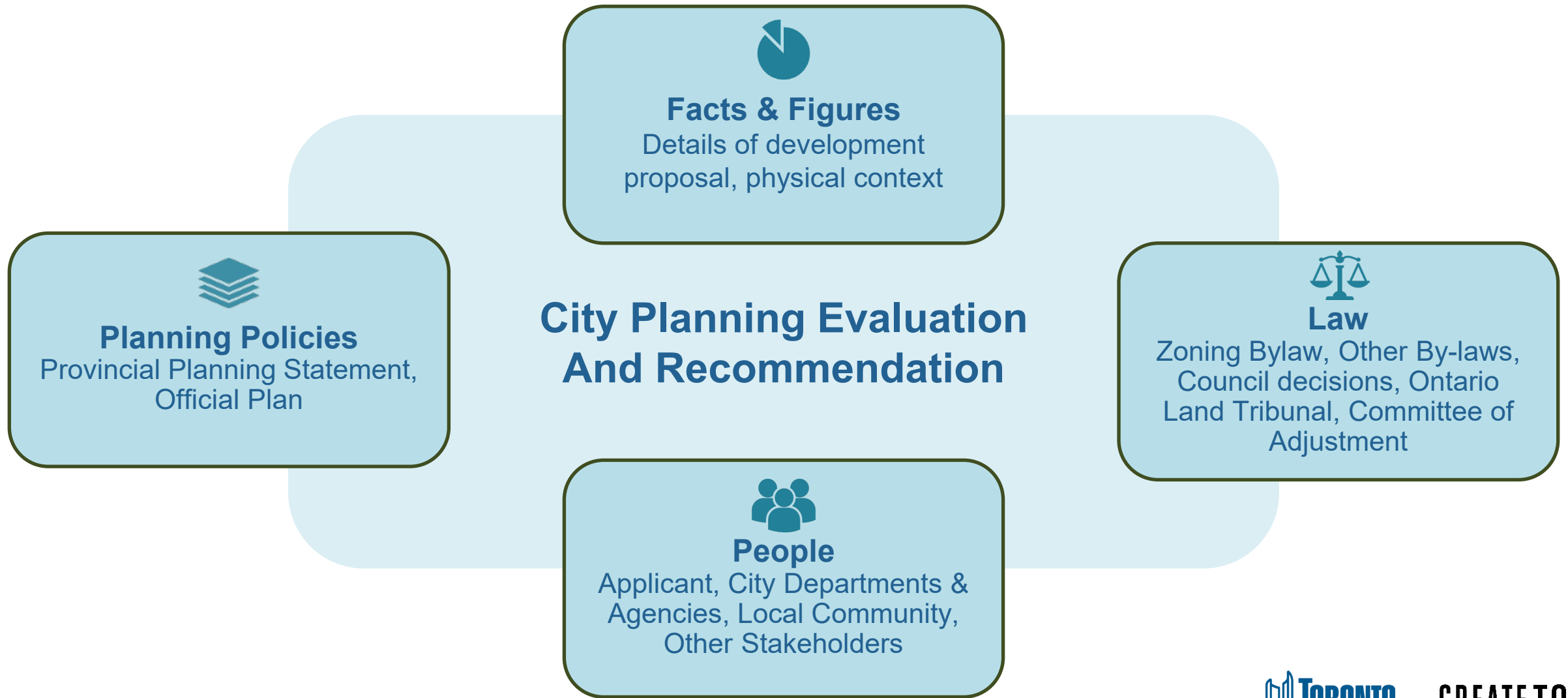
# HEIGHT CONTEXT (EXISTING AND APPROVED)



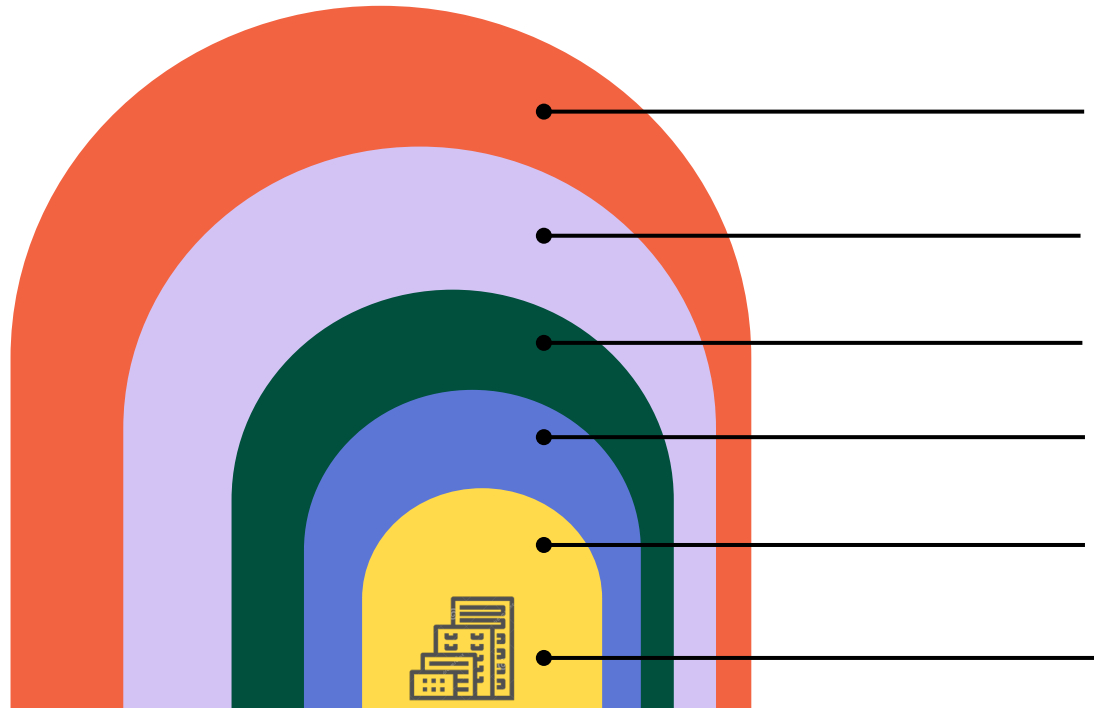
# APPLICATION PROCESS



# WHAT IS CONSIDERED AS PART OF THE APPLICATION PROCESS?



# LAND USE PLANNING SYSTEM



**Matters of provincial interest** – Planning Act, [Provincial Planning Statement](#)

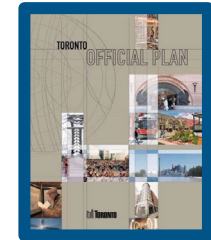
**Regional growth** – Growth Plan for Northern Ontario, Greenbelt Plan

**City wide vision** – [Toronto Official Plan](#)

**Area priorities** – Secondary Plans, Local Area Studies, Precinct plans

**Area specific implementation** – Zoning By-law

**Site specific precision** – Zoning By-law standards



## Designated Mixed Use Area and Parks

### Mixed Use Areas

- Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities
- A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

### Parks

- Primarily provide recreational opportunities, development generally prohibited except for recreation and cultural facilities, conservation projects, and public works.



Official Plan Land Use Map # 18

53 Strachan Avenue  
801 and 805 Wellington Street West  
File # 26 130761 STE 10 OZ

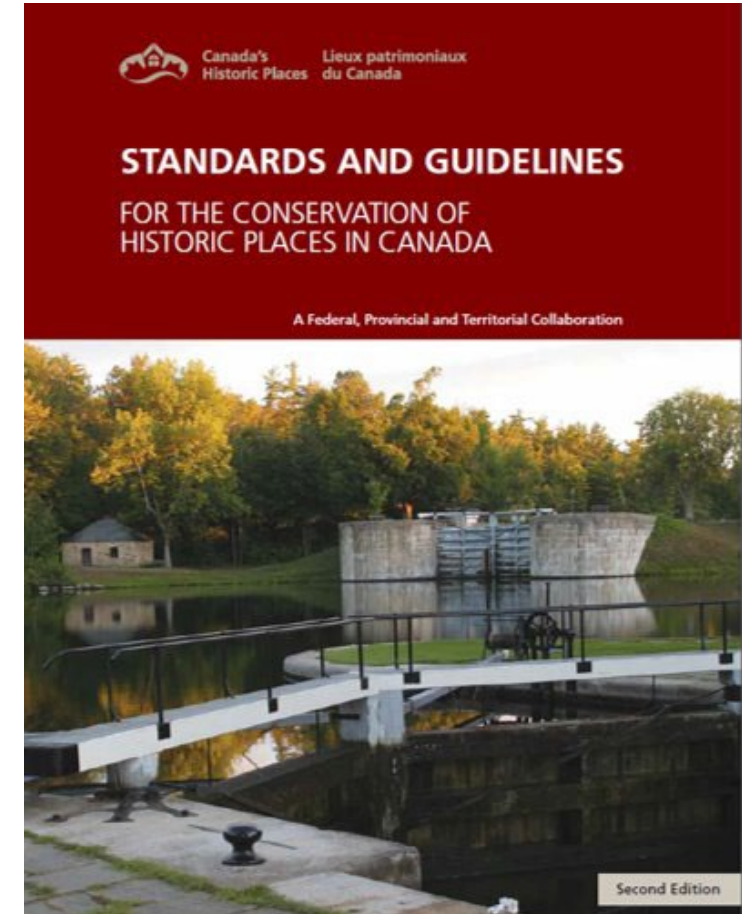
Location of Application

Mixed Use Areas Utility Corridors  
 Parks



## 53 Policies Including:

- When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.
- The adaptive re-use of properties on the Heritage Register is encouraged [...] consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada...
- New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.



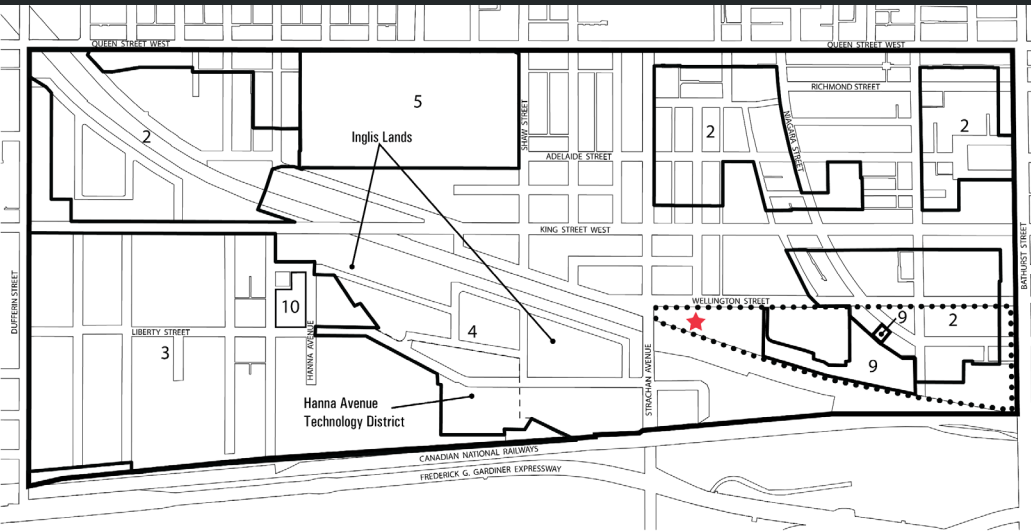
# BUILDING HISTORY

## John B. Smith and Sons Building

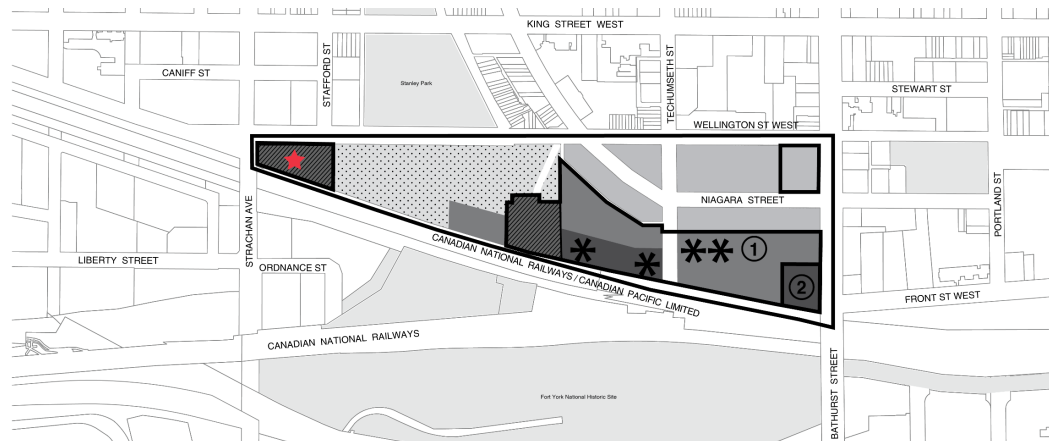
- Council has stated its intention to designate the property heritage under the Ontario Heritage Act
- Representative example of a large-scale late-nineteenth century brick industrial building in originally one of Toronto's most significant industrial areas
- When completed it was considered the largest planing mill in nineteenth century Canada
- Award-winning conversion into supportive housing in 1996
- Defines, maintains and supports character of the South Niagara Area, and larger Garrison Common Area, which are defined by a mix of late-nineteenth and early twentieth century residential and rehabilitated industrial properties interspersed with new mixed-use development
- Anchors corner of Strachan and Wellington – a landmark since its construction in the late 1880s



# SECONDARY PLAN



Not to Scale ↑



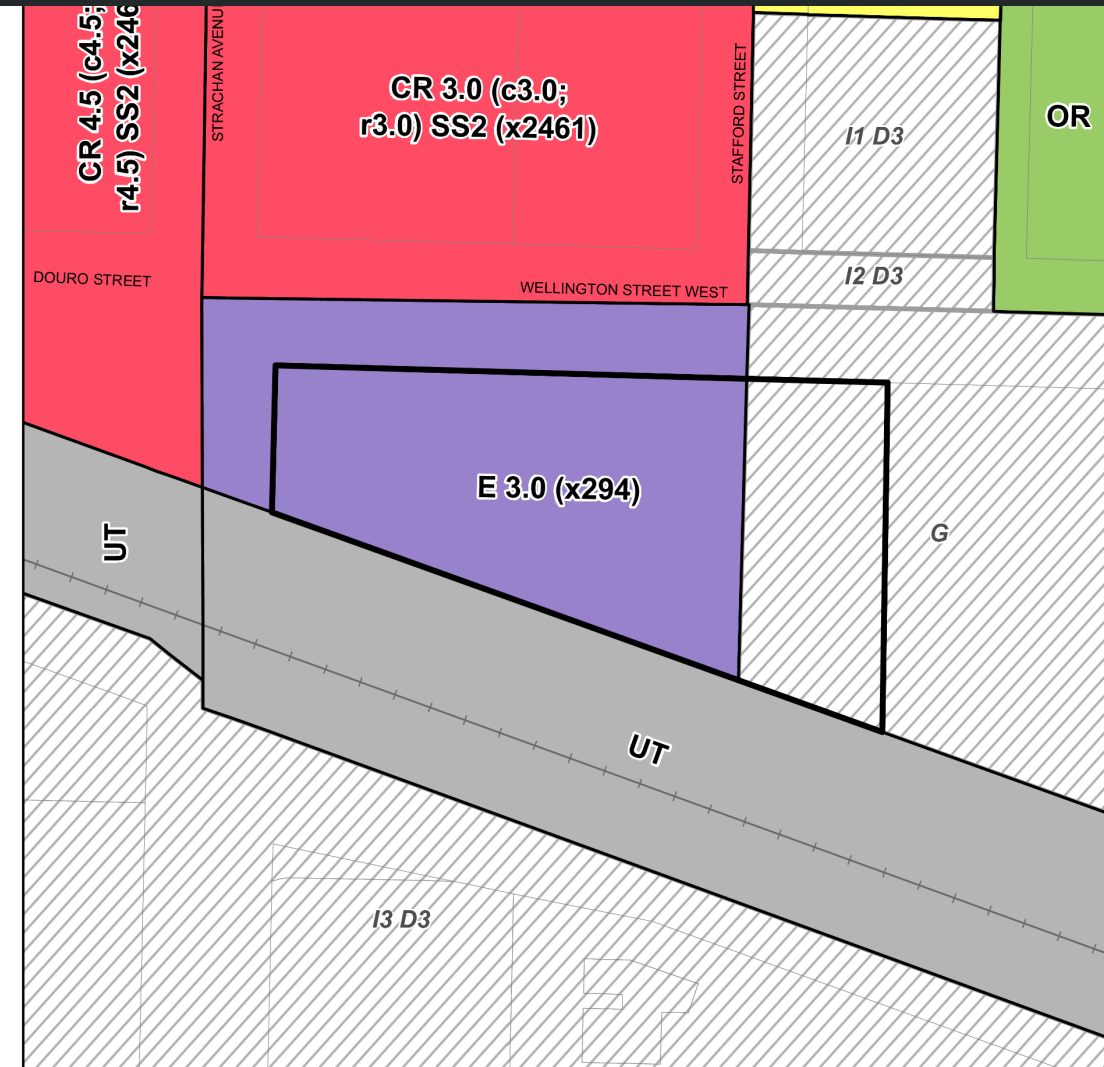
Not to Scale ↑

## Garrison Common North Secondary Plan

- OPA 273 via by-law 1335-2023(OLT)
- Additional height is permitted in mid-rise areas if there is appropriate transition to Open Spaces
- A variety of residential unit sizes, tenure, and levels of affordability, including families sized units, are encouraged.
- Conservation of the community gardens within the 'new park'.

## Two Zones in Two Different Zoning By-laws

- By-law 569-2013 – Employment Industrial Zone (E) – permits manufacturing, warehousing, offices, creative studios, research labs.
- By-law 438-86 – Park District (G) – permits parks, playgrounds, conservation, daycares.
- Uses and zones in the 438-86 aren't necessarily reflective of the current context (e.g., residential buildings on Stafford St that are in the Industrial District).



Zoning By-law 569-2013

53 Strachan Avenue  
801 and 805 Wellington Street West  
File # 26 130761 STE 10 OZ

- Location of Application
- R Residential
- CR Commercial Residential
- E Employment Industrial
- OR Open Space Recreation
- UT Utility and Transportation

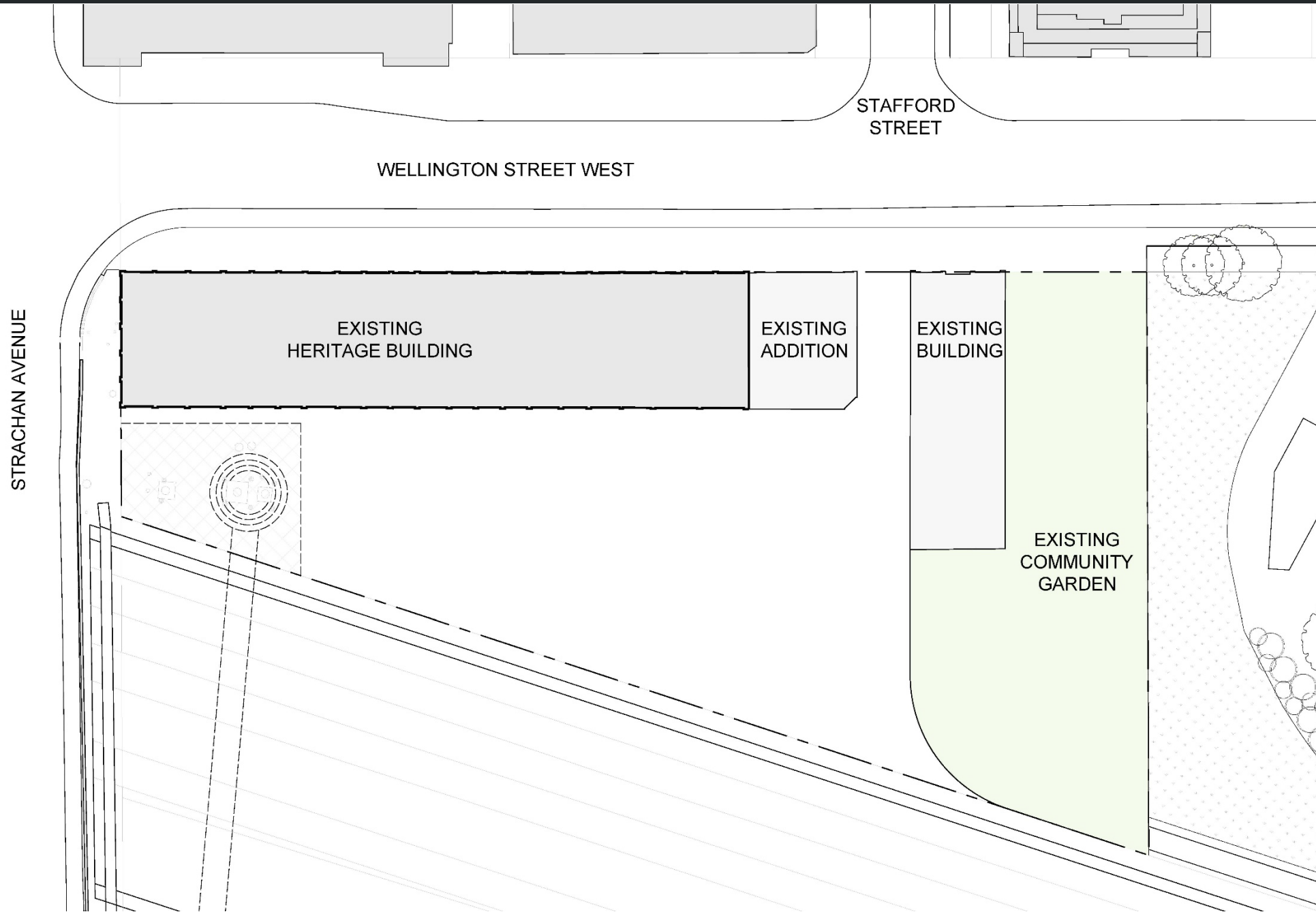
- ▨ See Former City of Toronto By-law No. 438-86
- I1 Industrial District
- I2 Industrial District
- I3 Industrial District
- G Parks District



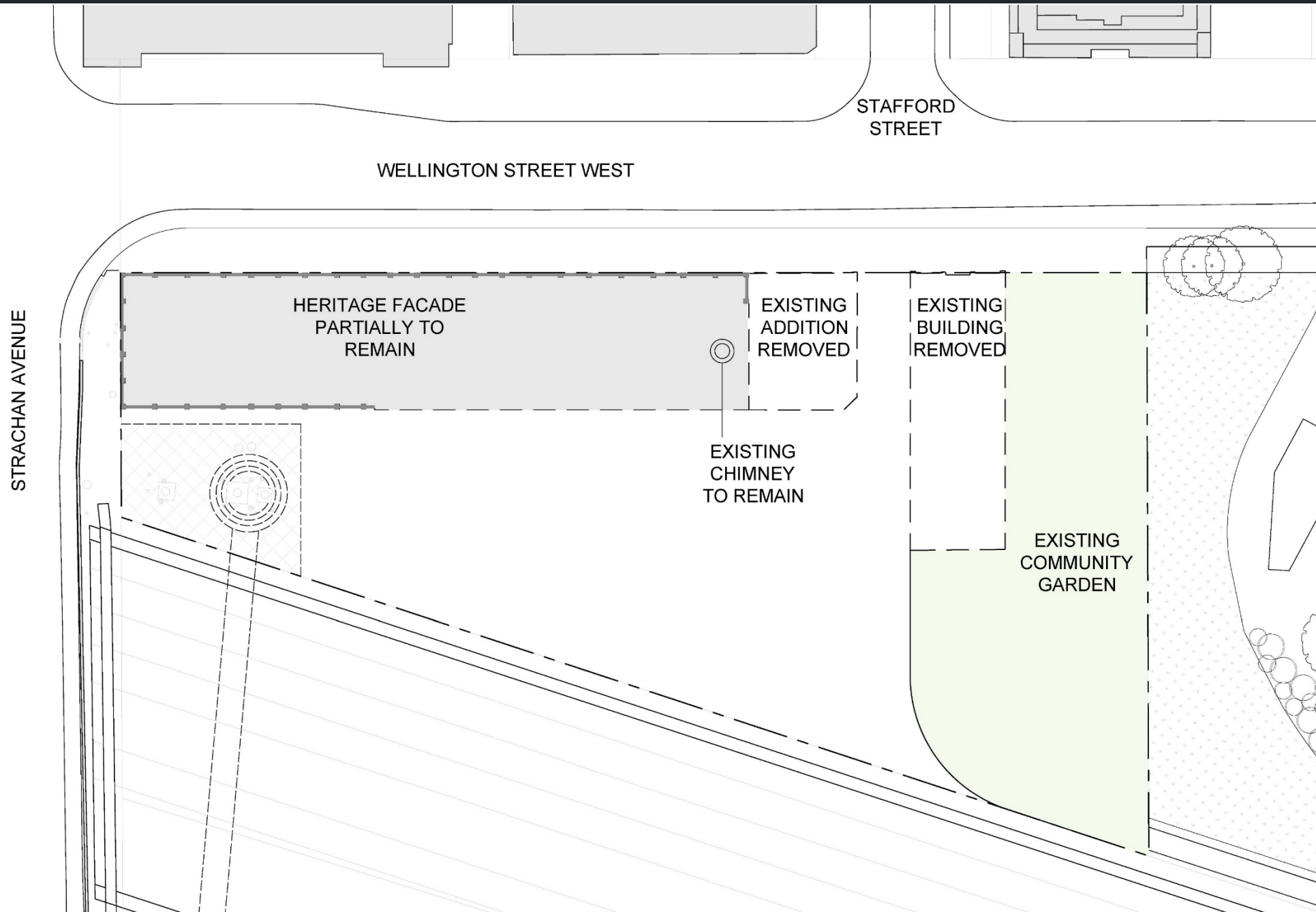
# DESIGN CONCEPT WALK-THROUGH



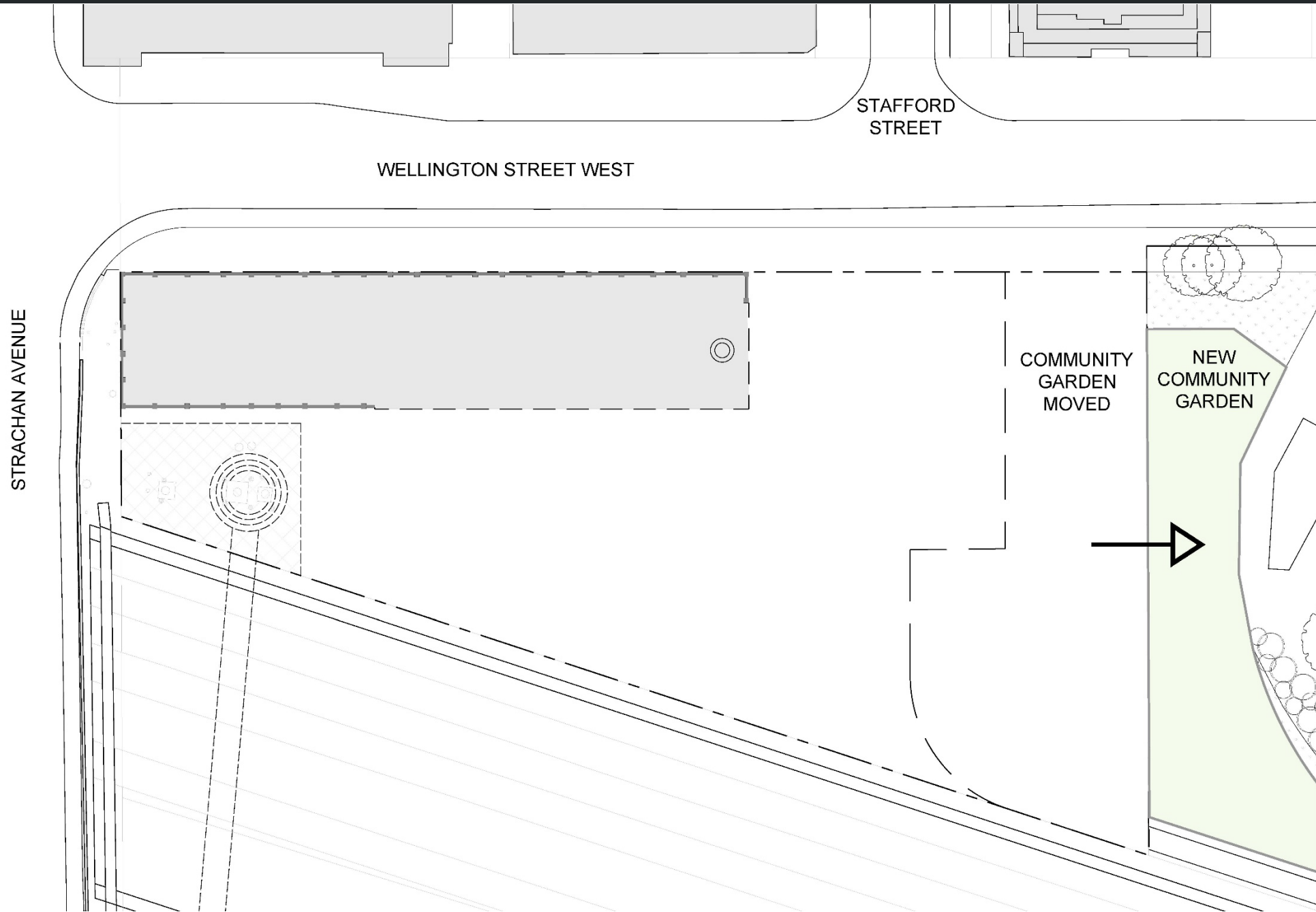
# SITE CONSTRAINTS – EXISTING CONDITIONS



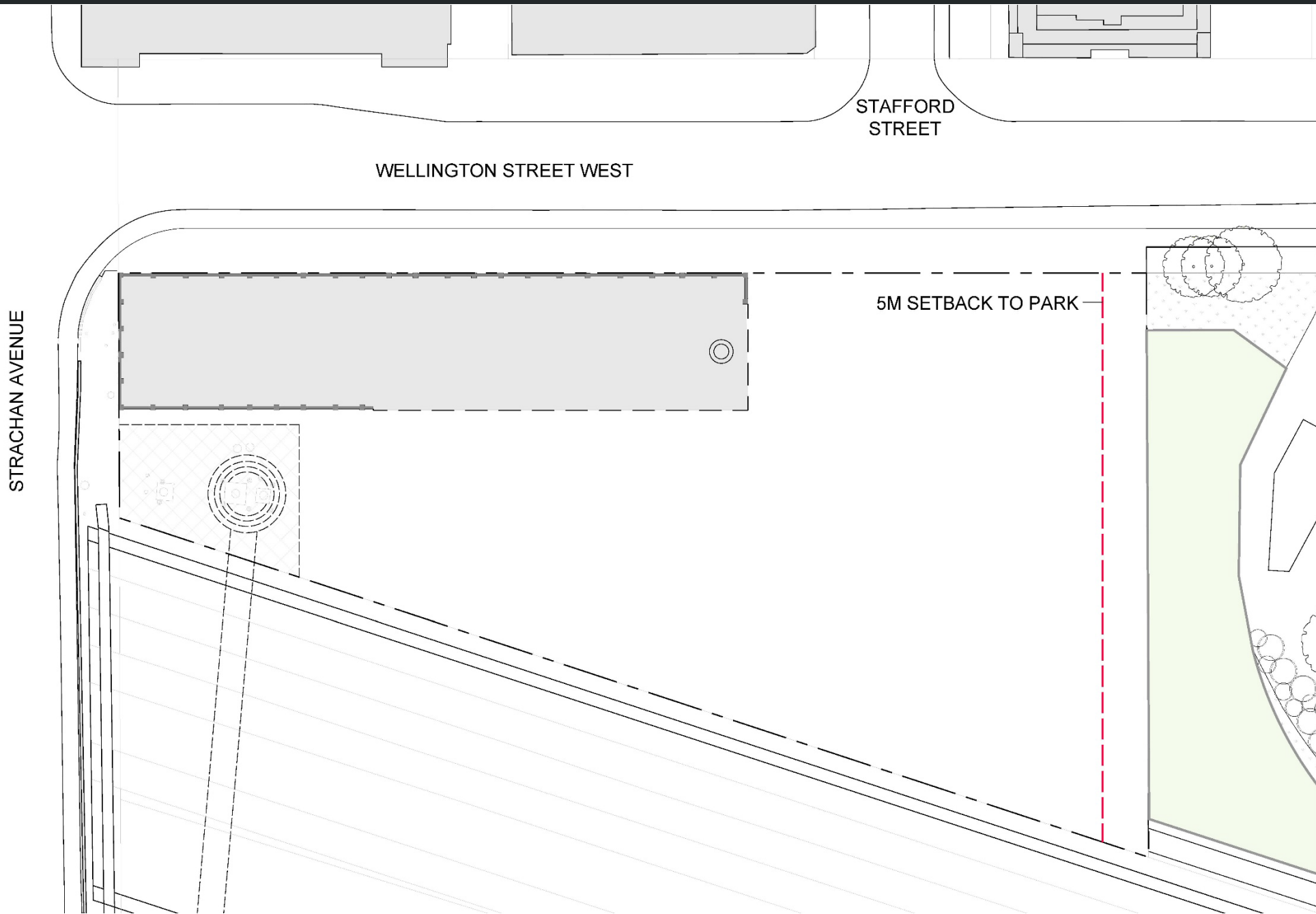
# SITE CONSTRAINTS – BUILDING REMOVALS



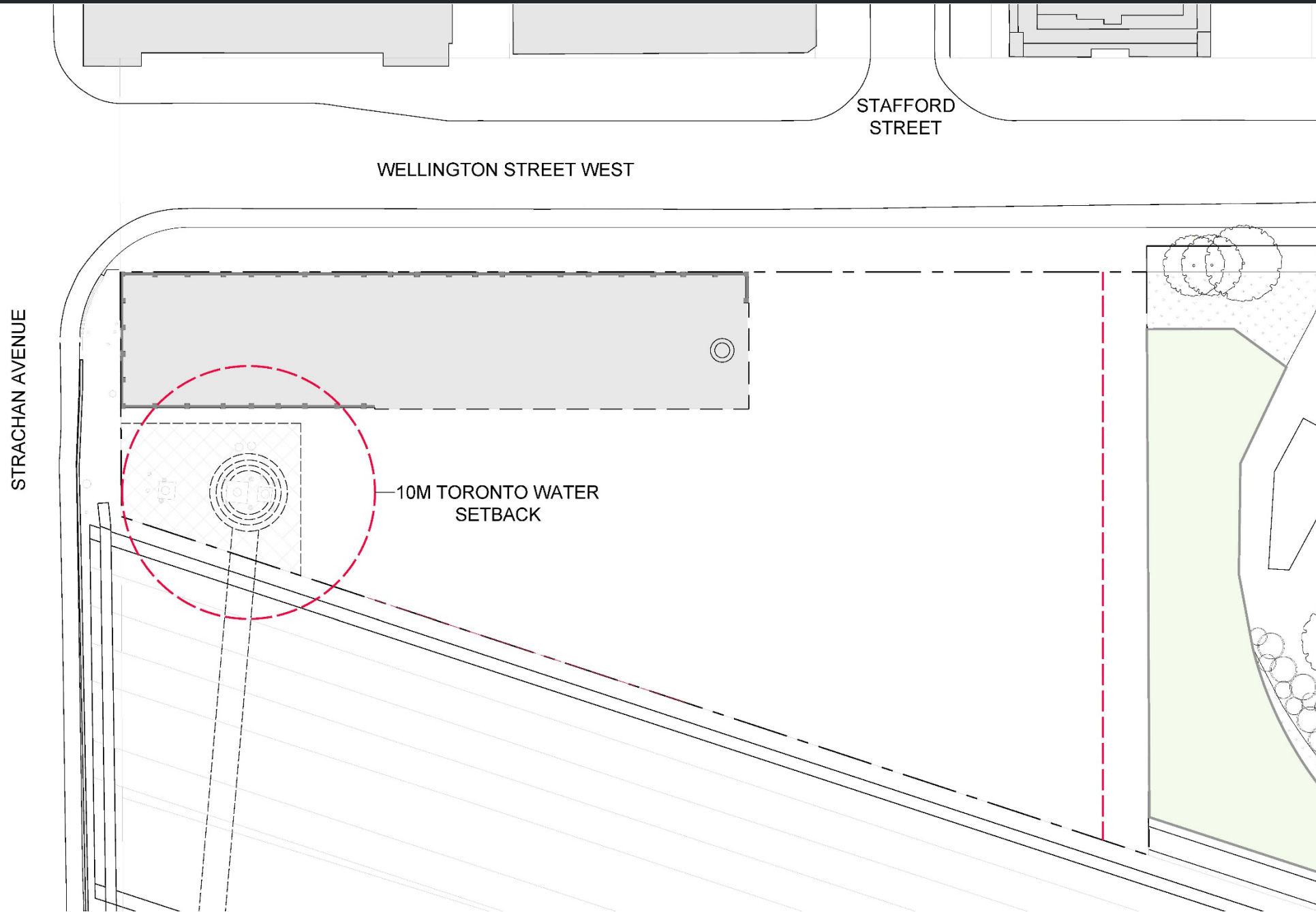
# SITE CONSTRAINTS – COMMUNITY GARDEN RELOCATION



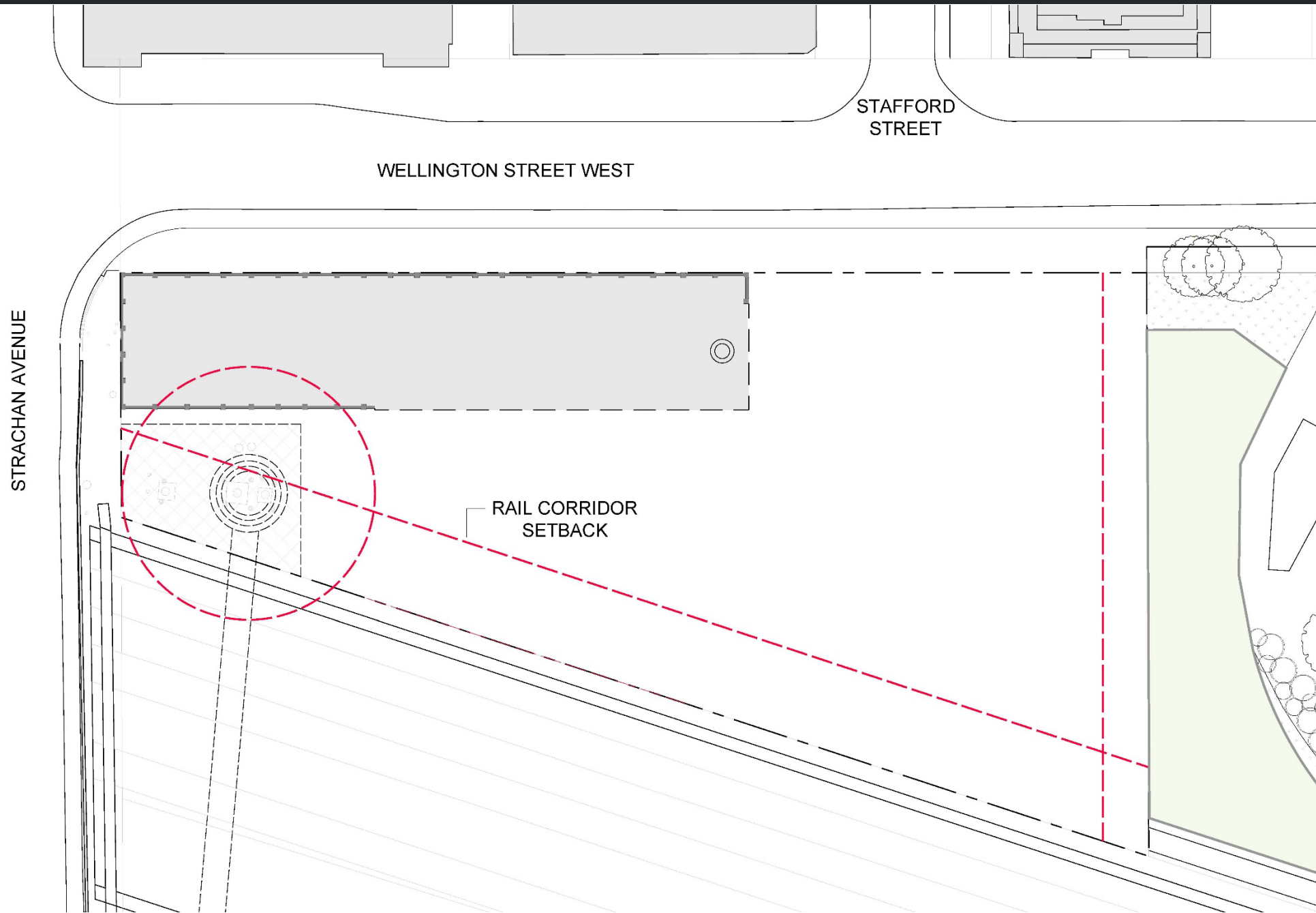
# SITE CONSTRAINTS – PARK SETBACK



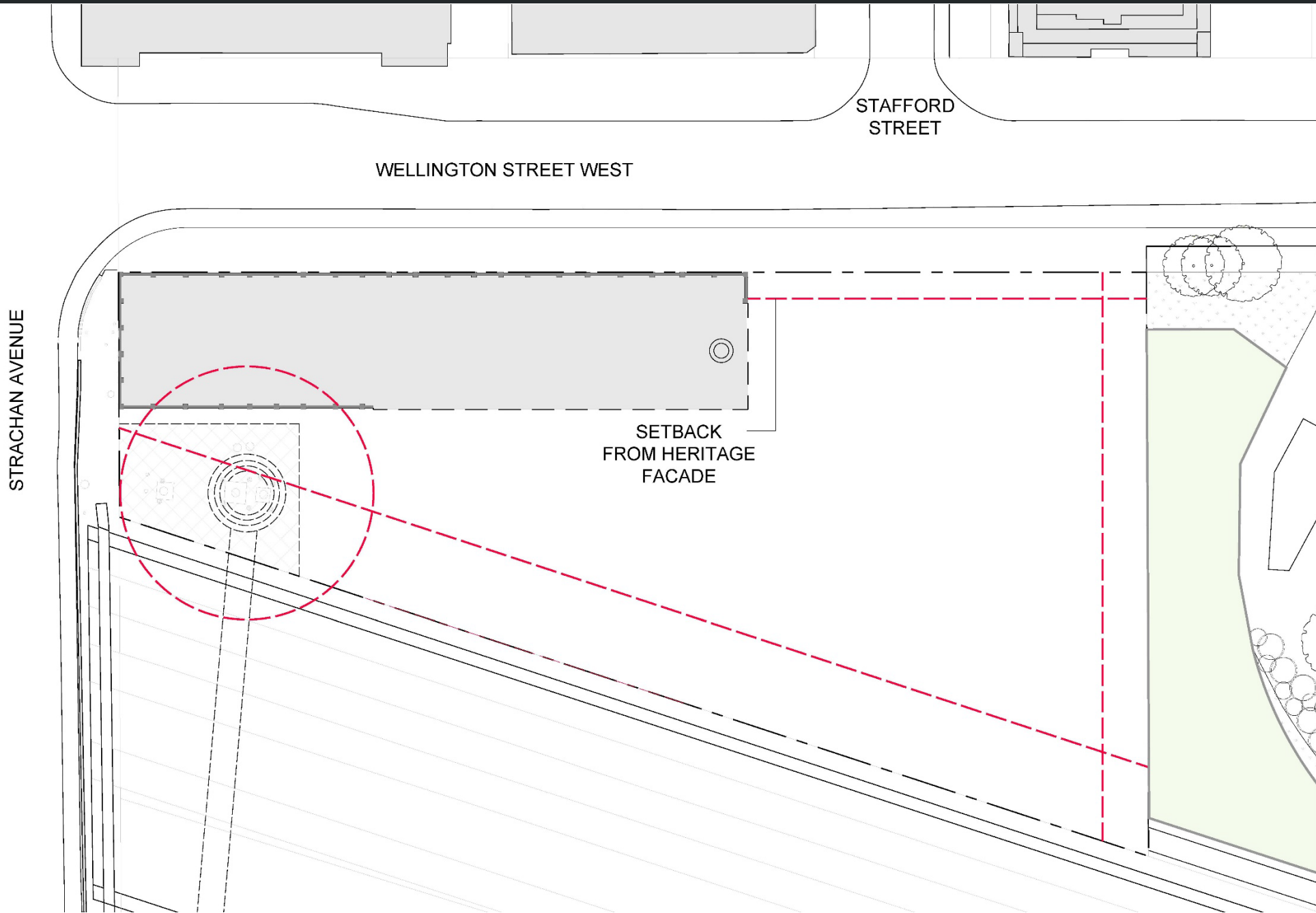
# SITE CONSTRAINTS – TORONTO WATER SETBACK



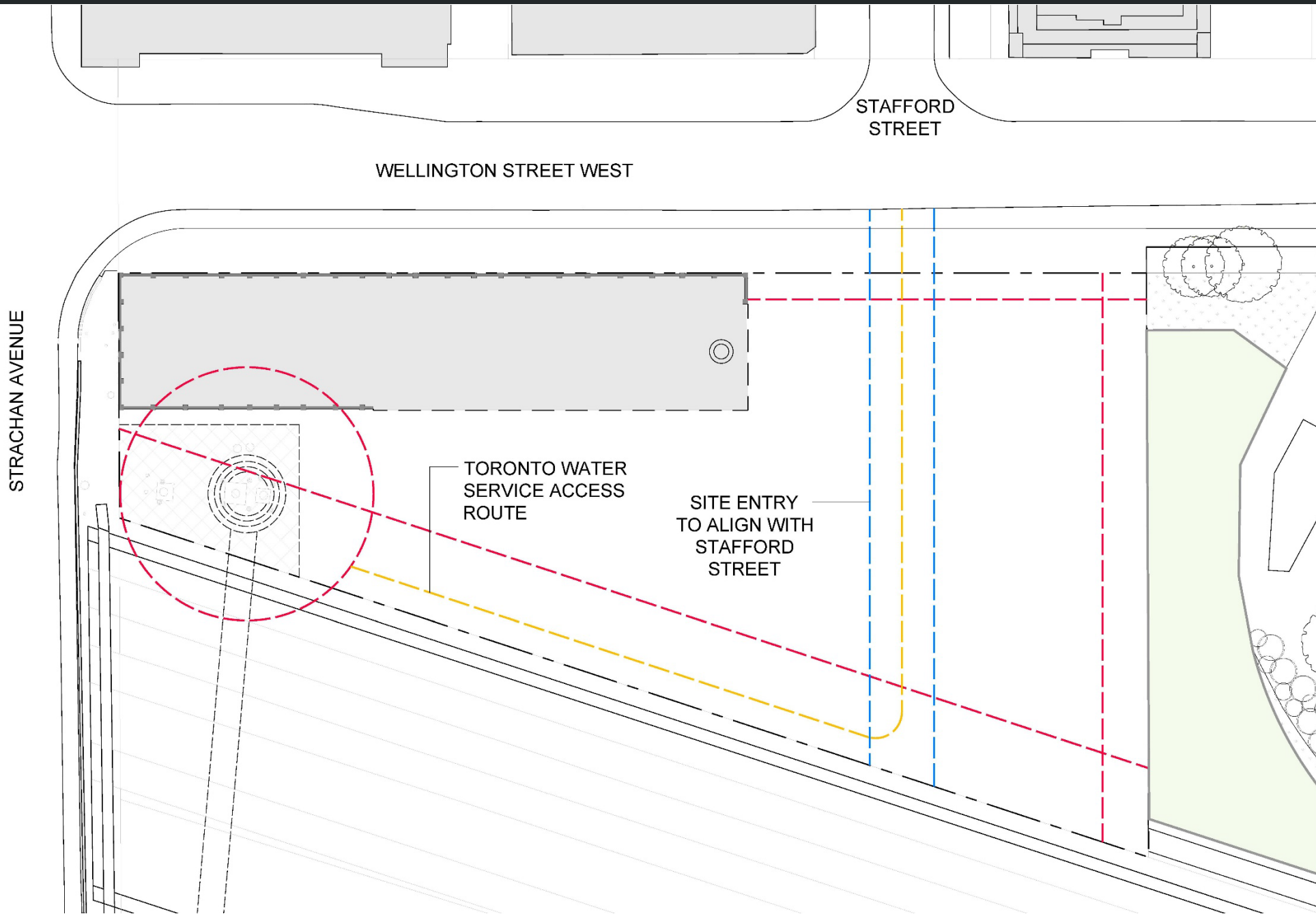
# SITE CONSTRAINTS – RAIL CORRIDOR SETBACK



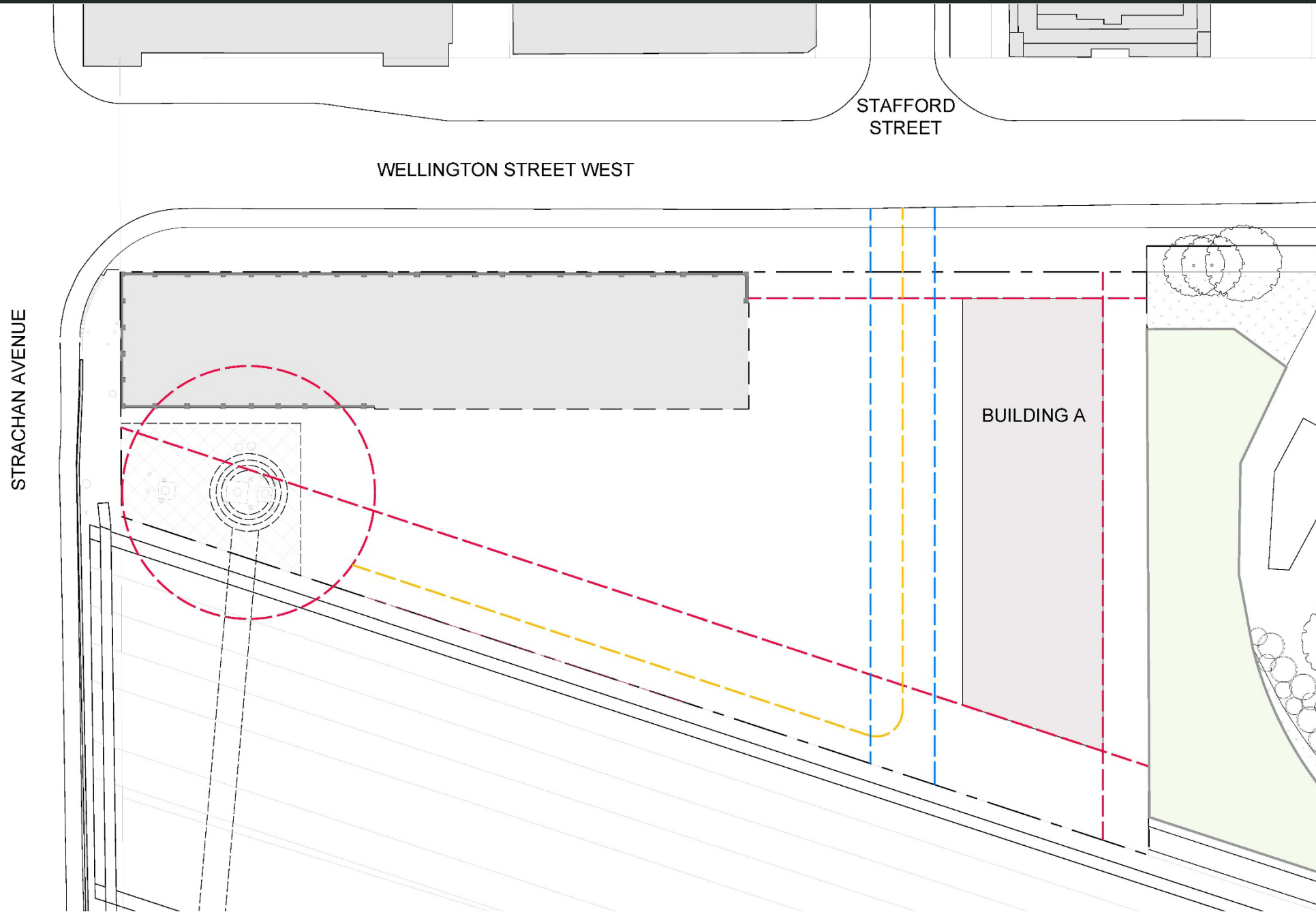
# SITE CONSTRAINTS – HERITAGE SETBACK



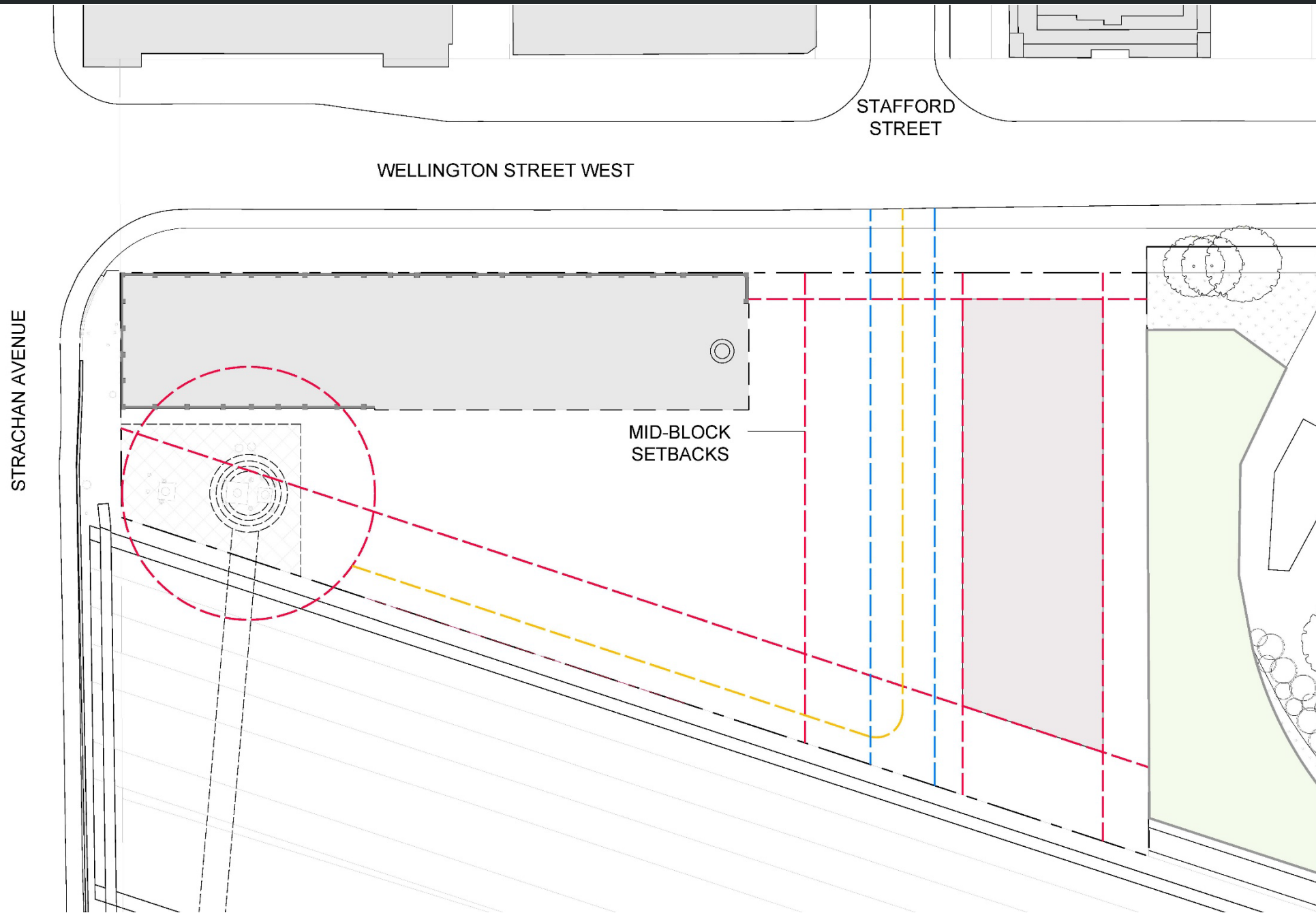
# SITE CONSTRAINTS – SITE ENTRY & TORONTO WATER ACCESS



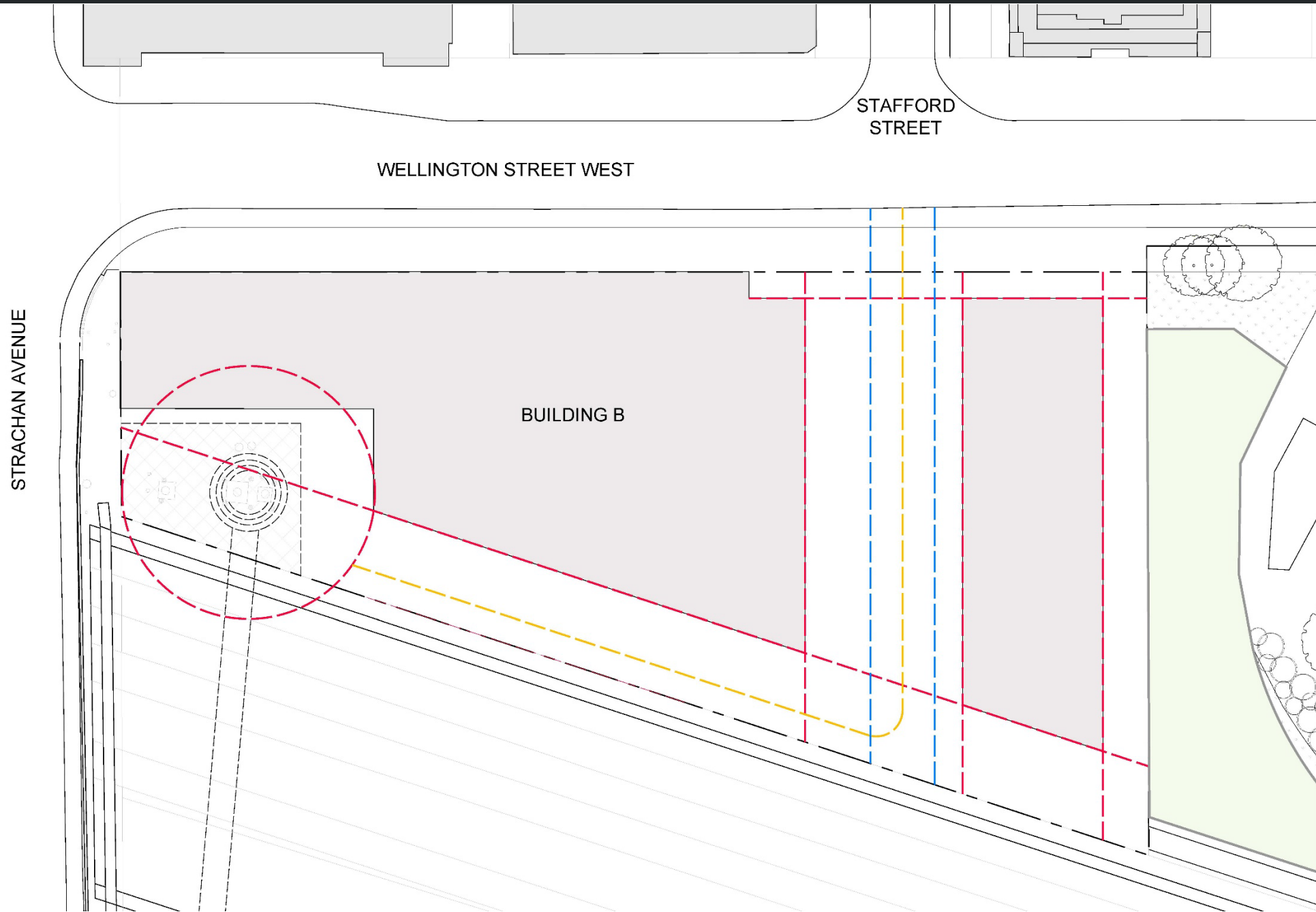
# SITE CONSTRAINTS – BUILDING A



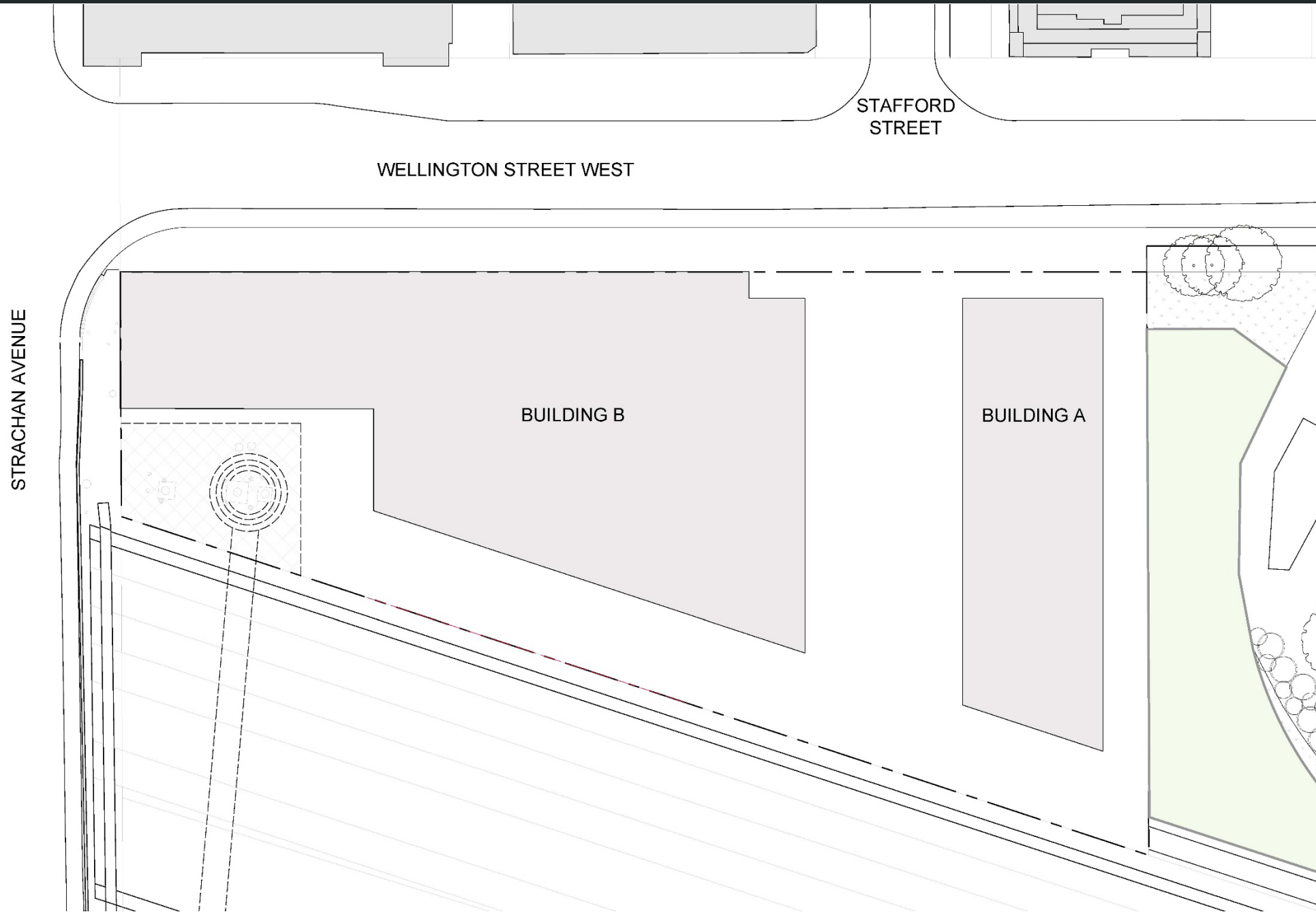
# SITE CONSTRAINTS – MID-BLOCK SETBACKS



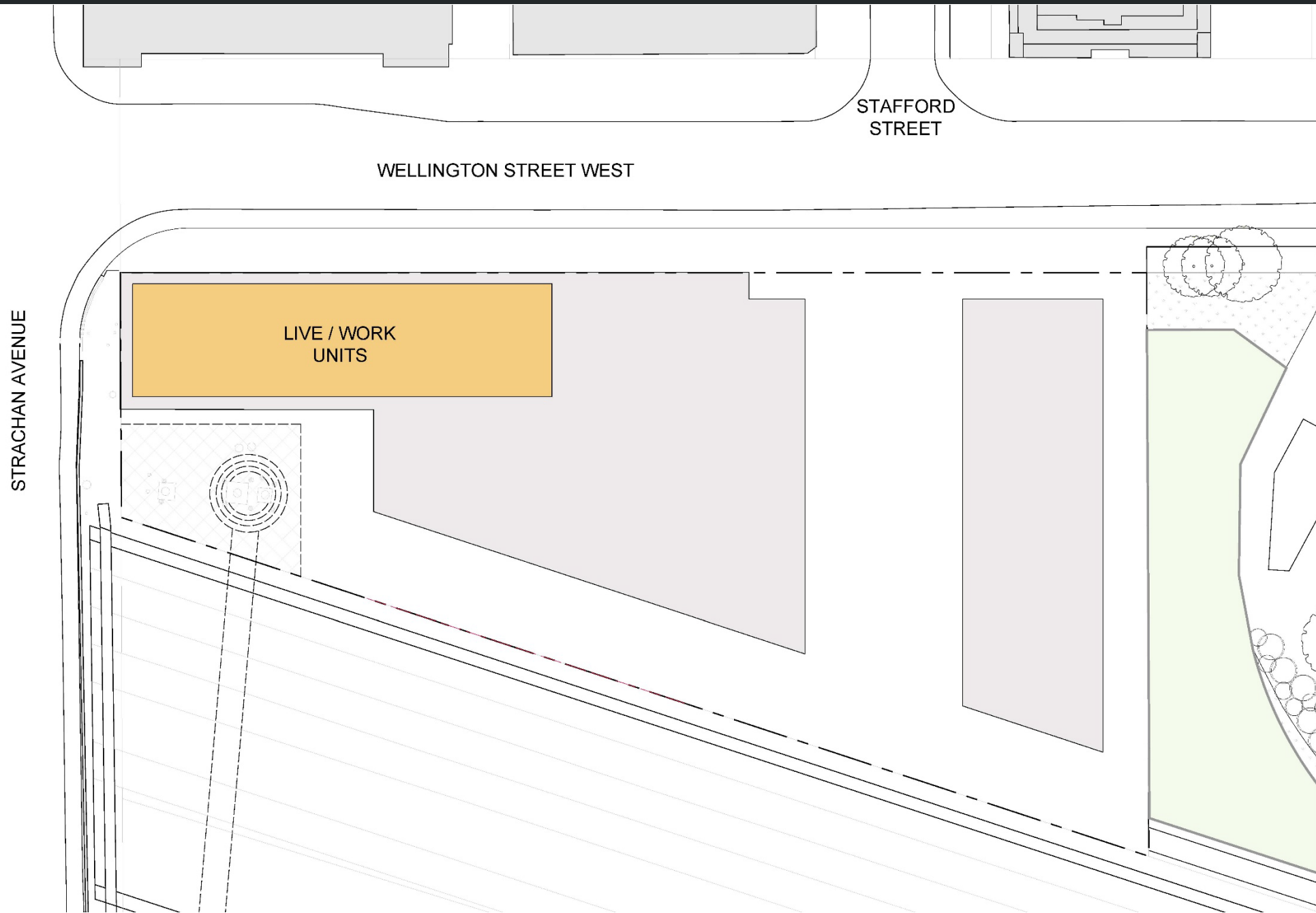
# SITE CONSTRAINTS – BUILDING B



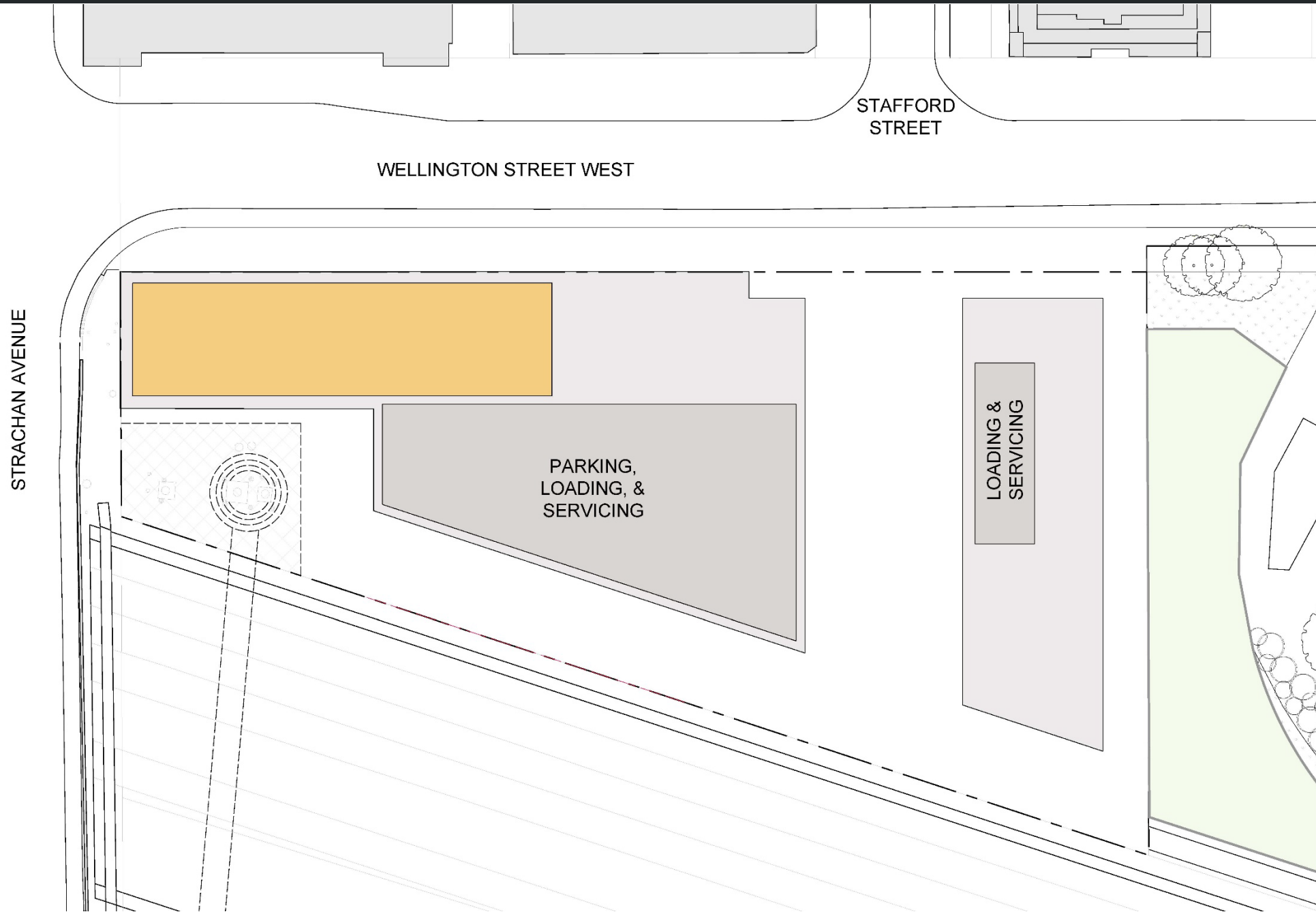
# OPPORTUNITIES – BUILDING AREAS



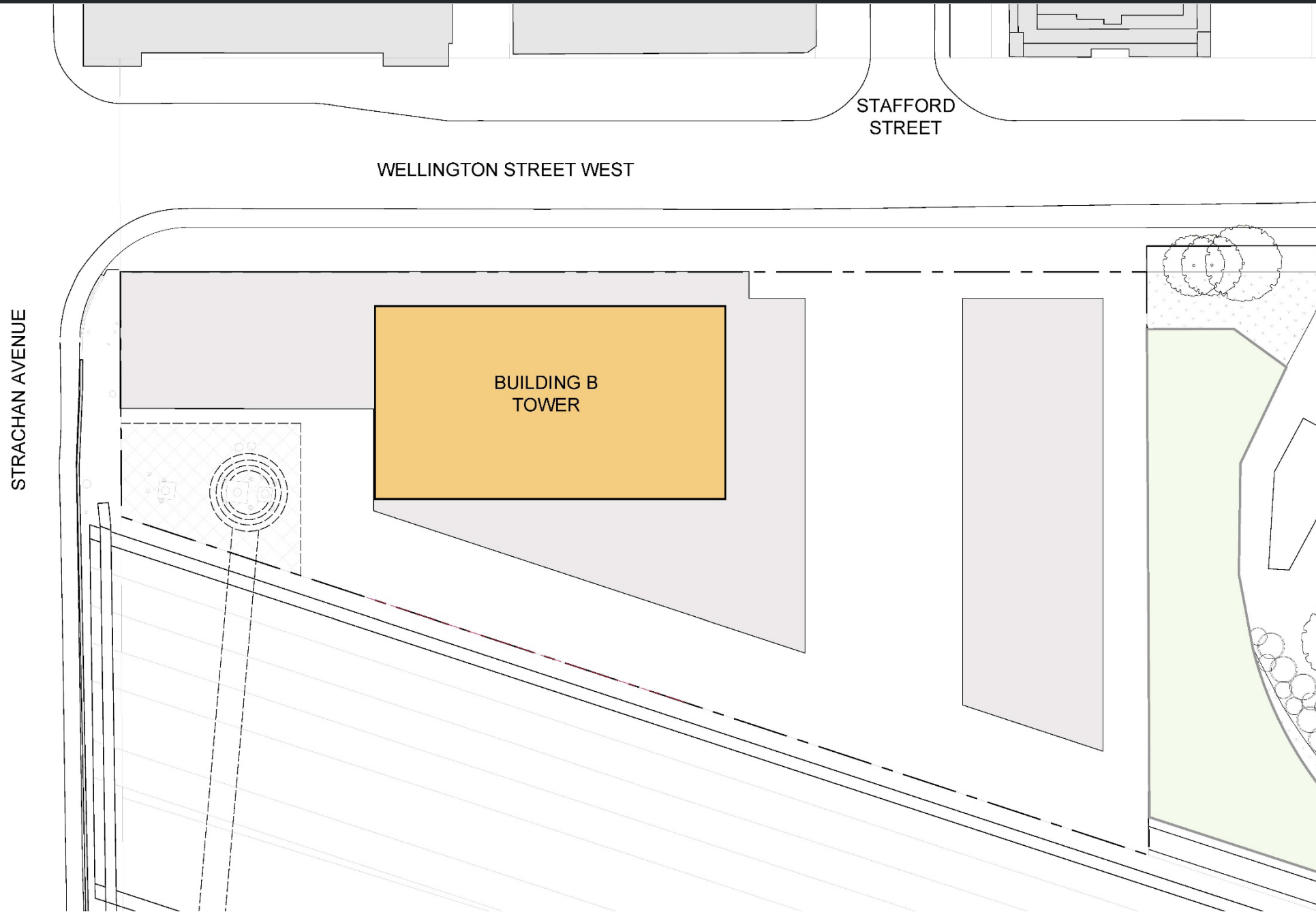
# OPPORTUNITIES – LIVE / WORK UNITS



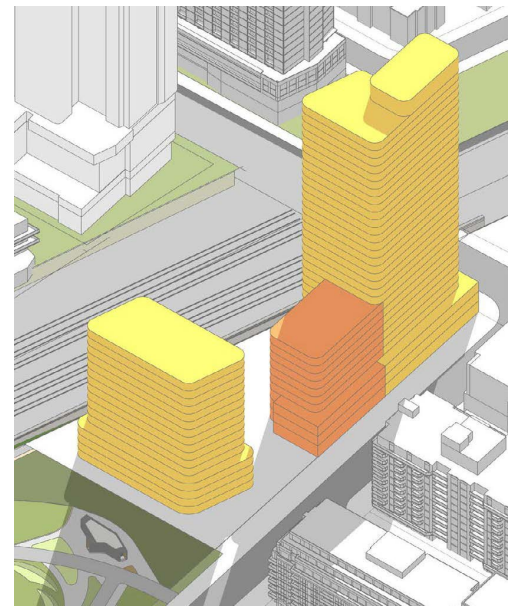
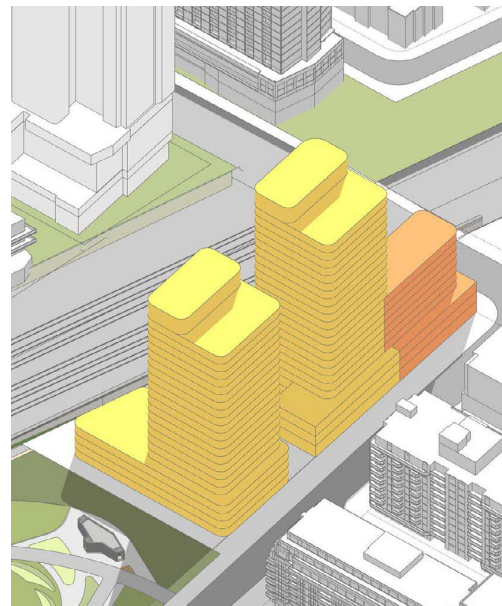
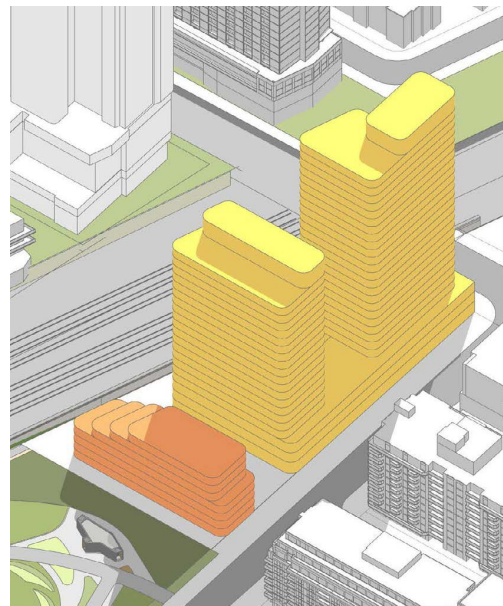
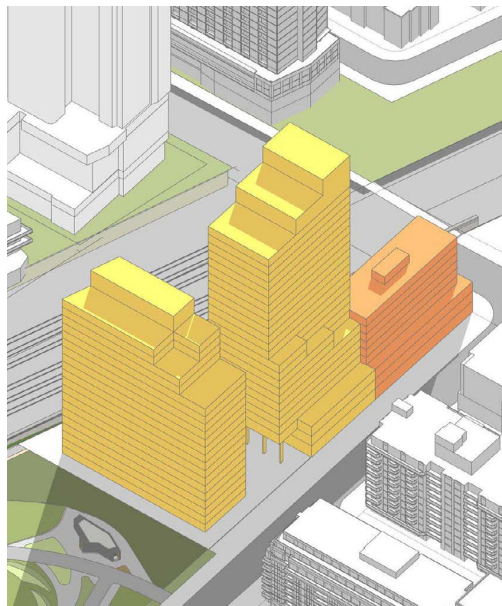
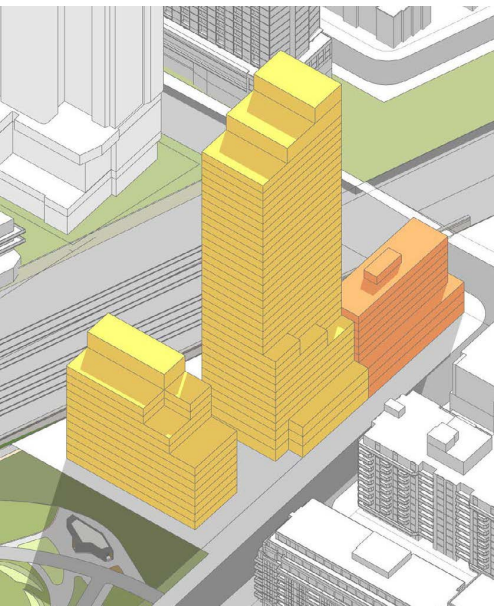
# OPPORTUNITIES – PARKING & LOADING



# OPPORTUNITIES – TOWER LOCATION



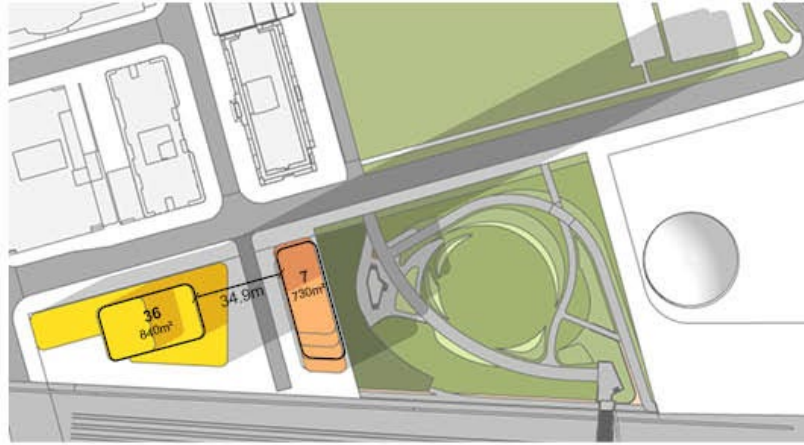
# EXPLORATIONS



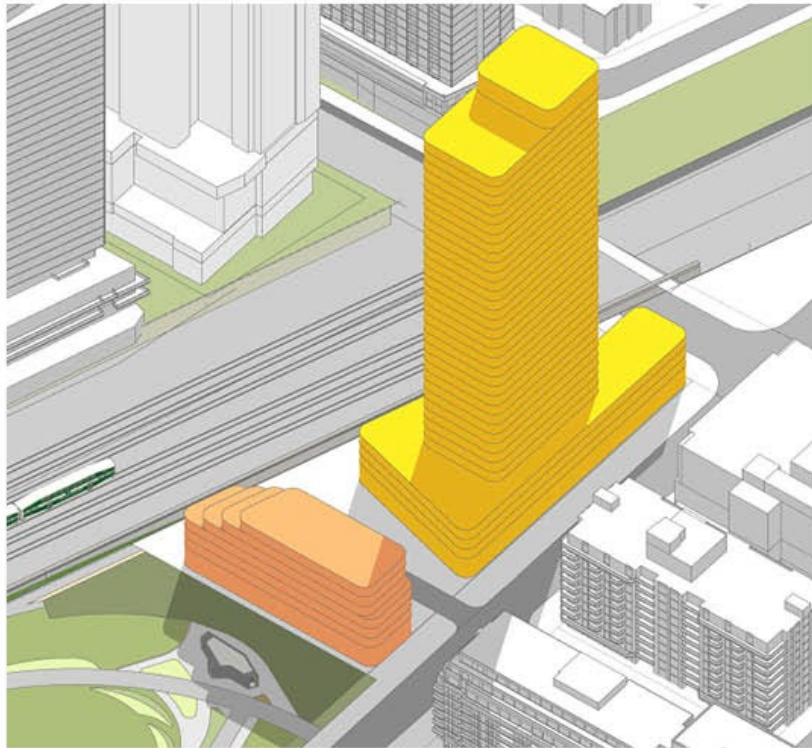
# EXPLORATIONS – SINGLE TOWER – 36 STOREY



Plan View - March / Sept. 21 - 3pm



Plan View - March / Sept. 21 - 4pm



Aerial View



Street View

- Market & Affordable Housing
- Supportive Housing

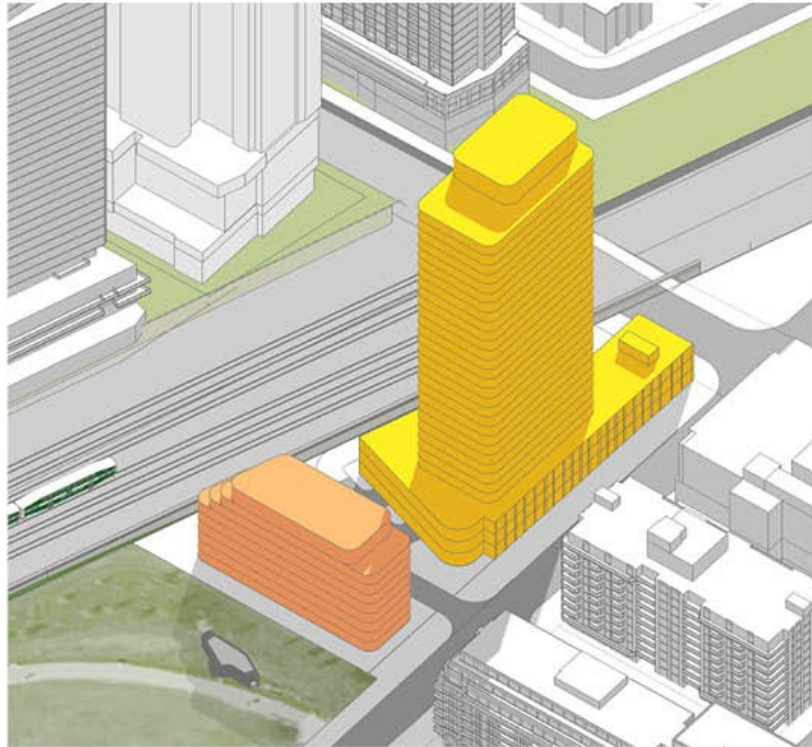
# EXPLORATIONS – SINGLE TOWER – 30 STOREY



Plan View - March / Sept. 21 - 3pm



Plan View - March / Sept. 21 - 4pm



Aerial View



Street View

- Market & Affordable Housing
- Supportive Housing

# 805 WELLINGTON STREET WEST & KEY STATISTICS



 **8 & 30**  
Storesys

 **382**  
Homes

 **432**  
Bicycle Parking  
Spaces

 **14**  
Car Parking  
Spaces

## Building A (Supportive Housing)

- **Amenity space and support program space** for future residents

## Building B (Purpose-Built Rental)

- 10% 3-bedroom & 35% 2-bedroom **units for families**
- **20% affordable housing**
- **Heritage conservation**
- 1,316m2 of private **amenity space** for future residents

# PROPOSAL



# PROPOSAL



# PROPOSAL



# PROPOSAL



# PROPOSAL



# PROPOSAL



# PROPOSAL



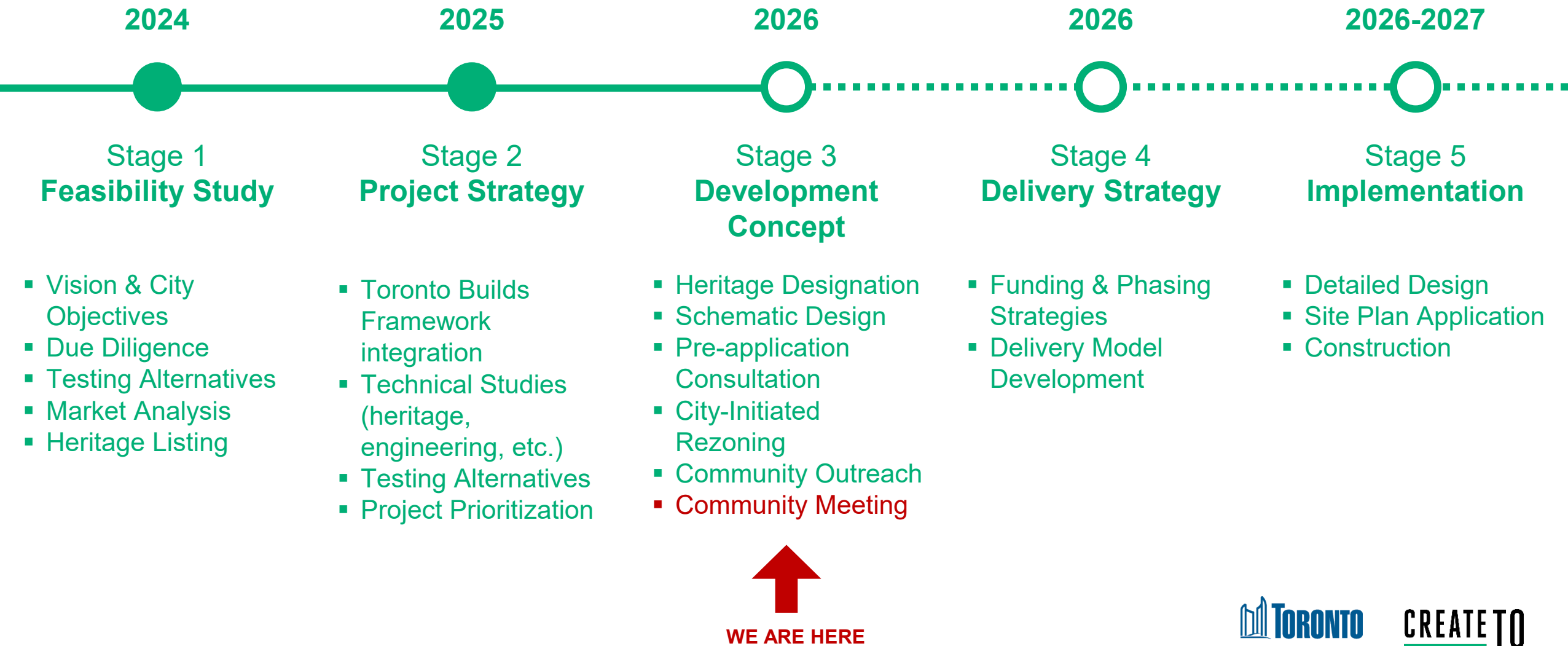
# PROPOSAL



# NEXT STEPS



# NEXT STEPS



**For questions after the meeting, please reach out to:**



**CreateTO**

Project Team

[805Wellington@createto.ca](mailto:805Wellington@createto.ca)



**Community Planning**

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Josh Estrella

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(416) 338-7697

Thank you!



Transforming  
Toronto's Real Estate