

Public Meeting – Planning and Environment Committee



JAM Properties Inc.

Proposed Apartment Building – 147-149 Wellington Street and 253-257 Grey Street

September 10, 2018



The Developer – JAM Properties Inc.

- JAM Properties Inc. is a development group consisting of local individuals with strong ties to the SoHo Community.

Consultation – City Staff & Public

- Extensive meetings with City Staff prior and following formal ZBA submission to discuss proposal and design of building; several concepts prepared resulting in different design and reduced density from original application;
- Public Open House held on June 26, 2018; well attended by members of the Community;
- Current design is a product of ongoing discussions with City Staff, agencies and members of the public; achieves a very good balance between all policy directions, comments, and client objectives.



Proposed Development

- Design of building has been updated since the preparation of the Staff Report, in response to comments from Staff, UDPRP, and the public;
- 18 storey apartment building, consisting of a 4 storey podium along Wellington Street, and 4 storey podium along Grey Street;
- 240 residential units (545 uph);
- Ground floor units designed to accommodate commercial and residential uses;
- 200 parking spaces (162 underground spaces; 38 surface spaces); surface parking and ramp to underground parking not visible from Wellington and Grey Streets;
- Rooftop terraces proposed on multiple floors; extensive landscaping proposed along street frontages.



Benefits of Proposed Development

- The proposed development represents a significant redevelopment within the SoHo Community and provides enhancement of the immediate streetscape; potential to be a catalyst for additional development within the SoHo Community and along the Wellington Street corridor.
- Provides a desired and preferred form of housing with modern facilities designed to high architectural standards that will contain a range of amenities typical of contemporary apartment buildings.
- The majority of parking facilities are contained within underground parking, and are carefully designed to be out of view from the public realm thereby eliminating the visual impact of the parking facilities;
- The proposed development is located proximate to a wide range of services, amenities, commercial establishments, and will make extensive use of existing and planned public transit, including the future planned BRT line;



Benefits of Proposed Development

- Proposed design has had regard for, and respects, the character of existing buildings in the area.
- The scale and built form of the proposed development is in keeping with other existing and recently approved high-density residential apartment buildings in the area.
- The ground floor of the building is designed to be interchangeable between commercial and residential uses, as market conditions warrant.
- Bonusable features attributable to the proposed development will provide an overall benefit to the Community.
- Proposed development is consistent with PPS policies regarding intensification, efficient use of existing infrastructure, and promotion of the use of transit.
- Rezoning application is consistent with the policies of the current, in-effect (1989) Official Plan; and is a great example of the type of development that is envisioned by the London Plan for properties along the intensification corridors.

