

## **333 Wilson Avenue – Zoning Amendment Application – Preliminary Report**

Date: October 27, 2021

To: North York Community Council

From: Director, Community Planning, North York District

Ward 6 - York Centre

**Planning Application Number:** 21 197299 NNY 06 OZ

**Current Use on Site:** The property is currently occupied by a 6-storey commercial/office building comprising approximately 2,940 square metres of gross floor area (GFA), which contains a variety of businesses. The existing building is setback from the front property line along Wilson Avenue by approximately 13 metres. The property contains surface parking areas in front of the building along Wilson Avenue within the front yard setback, to the side of the building at the east, and to the rear of the building to the south along Richelieu Road.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 333 Wilson Avenue to demolish the existing building and permit a 12-storey mixed-use commercial/residential building. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 333 Wilson Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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On October 23, 2007, the Wilson Avenue Avenue Study was approved by City Council and brought forward new policies, regulations and implementation strategies to achieve, over time, the revitalization of Wilson Avenue. The goal of the study was to encourage a street-oriented, mixed use pattern of development that promotes transit and pedestrian use and streetscape improvements to Wilson Avenue. The study resulted in:

- an amendment to the City's Official Plan;
- an amendment to the former City of North York Zoning By-law No. 7625; and
- an accompanying Wilson Avenue Streetscape Study Final Design Report.

Official Plan Amendment (OPA) No. 1 was an amendment to Map 3 Right-of-Way Widths Associated with Existing Major Streets. It decreased the right-of-way width from 36 metres to 33 metres for some segments of Wilson Avenue.

Amendments to the City of North York Zoning By-law No. 7625 redefined uses; created building envelopes that are close to the Wilson Avenue right-of-way; established maximum building heights of 3, 6, 8 and 10 storeys along the Avenue; established development densities that are consistent with the Avenues vision; reduced parking requirements for residential uses; and, incorporated provisions to protect adjacent residential zones.

The Wilson Avenue Streetscape Study established streetscape and design elements that would enhance the visual quality of the street, pedestrian amenities and the liveability of neighbourhoods along Wilson Avenue.

A transportation analysis was also completed by iTrans Consulting for the Wilson Avenue Study, which focused on modelling the operational impacts of increased development along Wilson Avenue to isolate key areas of impact. Where impacts were identified, the analysis recommended mitigation options within the existing right-of-way, including the introduction of traffic signals, changes to signal timing and the introduction of dedicated turn lanes at major intersections. The analysis also examined zoning scenarios that would represent development to 2.0 Floor Space Index (FSI) along Wilson Avenue, increasing to 2.5 FSI at the intersections of Keele Street, Ancaster Road and Bathurst Street.

The Council decision and links to various reports can be viewed at the following link: <https://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-10-22-cc13-dd.pdf>

## ISSUE BACKGROUND

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### Application Description

The subject site is located on the south side of Wilson Avenue, just west of Bathurst Street. The neighbourhood is characterized by low and mid-rise residential apartment buildings, low-rise retail, mixed-use buildings and low and mid-rise commercial/office buildings.

This application proposes to amend the zoning by-law for the property at 333 Wilson Avenue to permit a 12-storey mixed-use commercial/residential building with a maximum height of 43.25 metres, excluding the mechanical penthouse. It would contain a total of 185 residential dwelling units, comprised of 4 townhouse units, 11 studio units, 85 one bedroom units, 66 two bedroom units, and 19 three bedroom units. The proposal would have a total GFA of 18,850 square metres, comprised of 14,000 square metres of residential GFA, and 4,850 square metres of non-residential GFA.

The site's overall area will be reduced from 0.27 hectares to 0.26 hectares to accommodate a road widening along the Wilson Avenue frontage. Based on the new "net site area", the development would result in an overall floor space index (FSI) of 7.33, with a residential FSI component of 5.44 and a non-residential FSI component of 1.89. The development also proposes 4,850 square metres of non-residential gross floor area, comprised of 1,550 square metres of retail space and 3,300 square metres of office space.

Vehicle parking would be accommodated through the provision of 171 parking spaces within a three-level underground garage, with access off of Richelieu Road. Parking spaces are proposed to be allocated as follows: 118 spaces for the residential units (0.64 spaces per unit), 33 spaces for the offices (1 space per 100 square metres), and 20 visitor and retail patron parking spaces.

A total of 785 square metres of amenity space is proposed, comprised of 415 square metres of indoor amenity space and 370 square metres of outdoor amenity space. Both indoor and outdoor amenity areas are located on levels 2 and 7.

Detailed project information is found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=AsvTliYrTHcRS8XIJPfINw%3D%3D>

See Attachments 1, 2, 3 and 5 for a three dimensional representation of the project in context, a location map, site plan and the application data sheet.

### Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow:

Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and

facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The application is located on lands shown as *Mixed Use Areas* on Map 16 of the Official Plan (see Attachment 4). The lands to the east, south and west are also designated *Mixed Use Areas*.

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

This segment of Wilson Avenue is identified as an *Avenue* on Map 2 - Urban Structure in the Official Plan, and Map 3 - Right-of-way Widths Associated with Existing Major Streets indicates the planned width is 33 metres.

*Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment.

## **Zoning By-laws**

In the former City of North York Zoning By-law 7625, the subject site is split zoned Avenues Mixed Use (AV-MU) and One-Family Detached Dwelling Fourth Density (R4), with the AV-MU portion being located along Wilson Avenue and the R4 portion being located to the south with frontage on Richelieu Road.

Permitted uses in the AV-MU zone include a wide variety of commercial/residential type uses such as apartment house dwellings, multiple attached dwellings, live-work units, apartment hotels, business and professional offices, nursing home, hotels, professional medical offices, restaurants, retail stores and financial institutions, among others.

In the AV-MU zone the maximum building height for lots having a frontage of 30 metres or greater is 8 storeys or 24 metres, whichever is less, and the maximum permitted density is 2 times the site area.

In the R4 zone the permitted uses are one-family detached dwelling, home occupation and various recreational and institutional uses. The maximum lot coverage is 30% and the maximum permitted building height is 8.0 metres for a dwelling with a flat roof and 8.8 metres for any other type of roof.

The City-wide zoning By-law 569-2013, as amended, only applies to the southerly portion of the site and zones it as Residential Detached - RD (f15.0; a550) (x5), with a maximum height limit of 10.0 metres and 2 storeys and a maximum lot coverage of

30%. The minimum lot frontage is 15 metres, and the minimum lot area is 550 square metres.

The Residential Detached (RD) zone permits dwelling units in a detached house, municipal shelter and parks as well as other uses with conditions including but not limited to group home, home occupation and day nursery.

The southerly portion of the site is also subject to an exception (x5) in Section 900.11 of By-law 569-2013 (900.3.10(5)), which provides site-specific provisions, prevailing by-laws and prevailing sections, some of which apply to the site. Specifically, Exception 5 requires that the minimum side yard setback be 1.8 metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/zoning>

### **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study including Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities Design Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Complete Streets Guidelines;
- Bird Friendly Development Guidelines; and
- Accessible Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

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### **Reasons for the Application**

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-law. The application is also required to establish new development standards related, but not limited to: building setbacks, parking, and loading.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

## **Provincial Policies and Plans Consistency/Conformity**

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with A Place to Grow (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

## **Official Plan Conformity**

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Avenues and Healthy Neighbourhoods policies in Chapter 2, the Built Form policies in Chapter 3 and the Mixed Use Areas policies in Chapter 4.

## **Density, Built Form, Planned and Built Context**

Staff are assessing the suitability of the proposed density, height, massing, site organization, building placement and setbacks, stepbacks and transition based on the City's Official Plan including Avenues: Reurbanizing Arterial Corridors Section 2.2.3, Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, and Mixed Use Areas Section 4.5. Staff will also be assessing the proposal against the Mid-Rise Building Performance Standards and Addendum.

On a preliminary basis, issues of concern include:

- The proposed development and the amount of density proposed does not appropriately align with the Wilson Avenue Study and the existing and planned context;
- Demonstrating how the proposed building height and massing relate to the existing and planned context;
- Reviewing the proposed development as part of the larger *Mixed Use Areas* block and determining an appropriate parks and open space strategy;
- Examine the relationship of the proposed development with the existing single-detached dwellings to the south;
- Appropriateness of the proposed building setbacks;
- Review of vehicular circulation and loading; and
- Review of the proposed public and private landscaping.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

## **Infrastructure/Service Capacity**

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Report, and a Hydrogeological Investigation. These reports will allow City staff to review and evaluate the effects of the proposed development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for

whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to accommodate the proposed development. These reports are currently under review by Engineering and Construction Services staff.

A Transportation Impact Study prepared by LEA Consulting was also submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This report is currently under review by Transportation Services and Transportation Planning staff.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff.

The report concludes that there are a total of 11 trees on and within six metres of the subject property. The removal of 8 trees is required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

### **Growing Up: Planning for Children in New Vertical Communities**

On July 28, 2020 City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines and directed City Planning staff to apply the Growing Up Guidelines in the evaluation of new and under review multi-unit residential development proposals with greater than 20 residential units. The objective of the guidelines is to direct how new development can better function for larger households and increase liveability at three scales: the unit, the building, and the neighbourhood.

The proposed development would contain a total of 185 residential units consisting of:

- 4 live/work townhouse units (2%),
- 11 studio units (6%),
- 85 one-bedroom units (46%),
- 66 two-bedroom units (36%), and
- 19 three-bedroom units (10%).

Staff will evaluate the unit mix and unit sizes to determine if they meet the intent of the Growing Up Guidelines. Staff will also review the appropriateness of the amount of indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets.



## **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities study has been submitted with the application and identifies current school capacity as an issue in the area. The study is currently under review by City staff.

## **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act because Policy 5.1.1.4 of the City's Official Plan states that "Section 37 may be used for development with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

### **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

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E-mail: Perry.Korouyenis@toronto.ca

### **SIGNATURE**

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David Sit, MCIP RPP  
Director, Community Planning, North York District

### **ATTACHMENTS**

#### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context

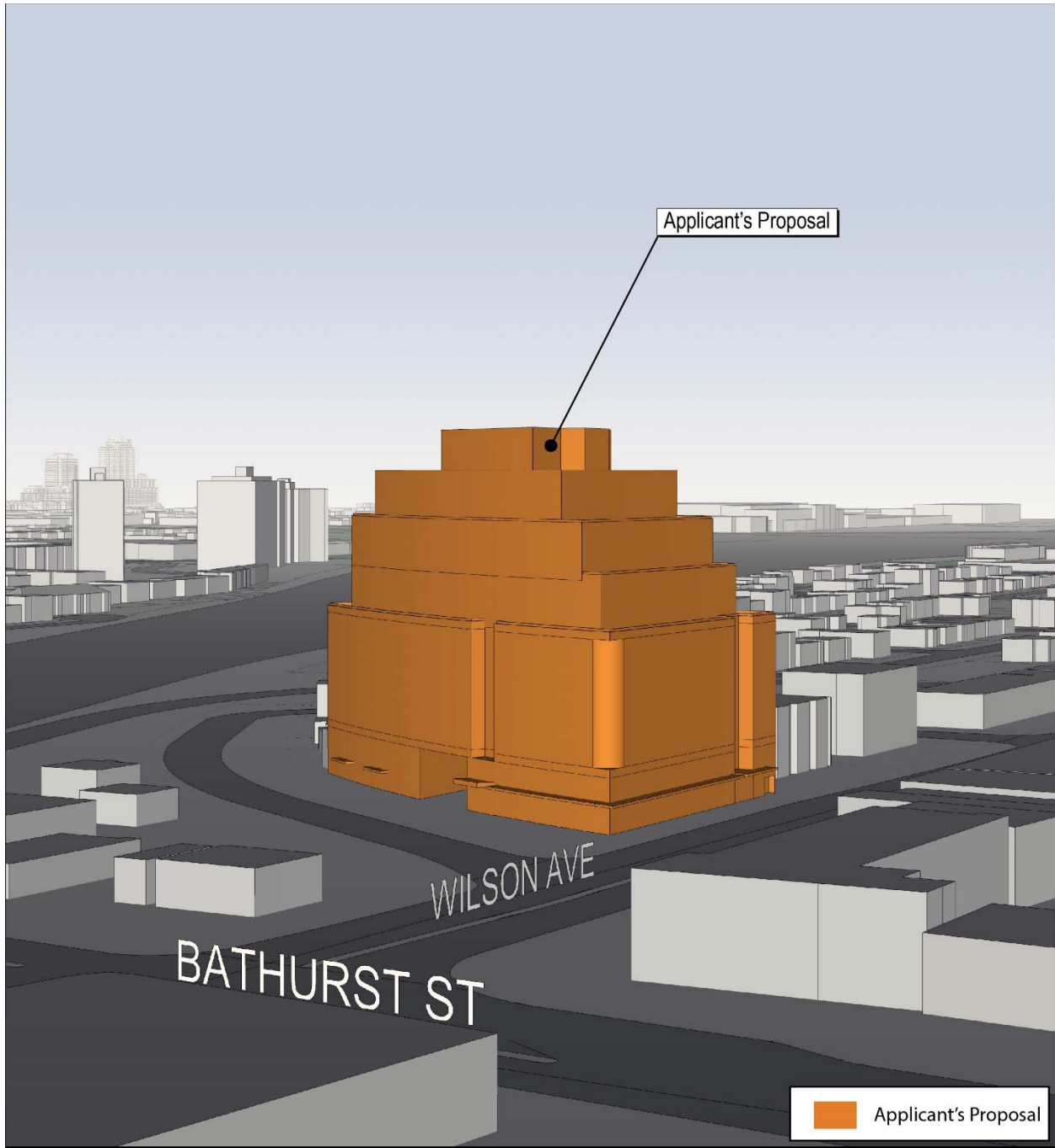
Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context

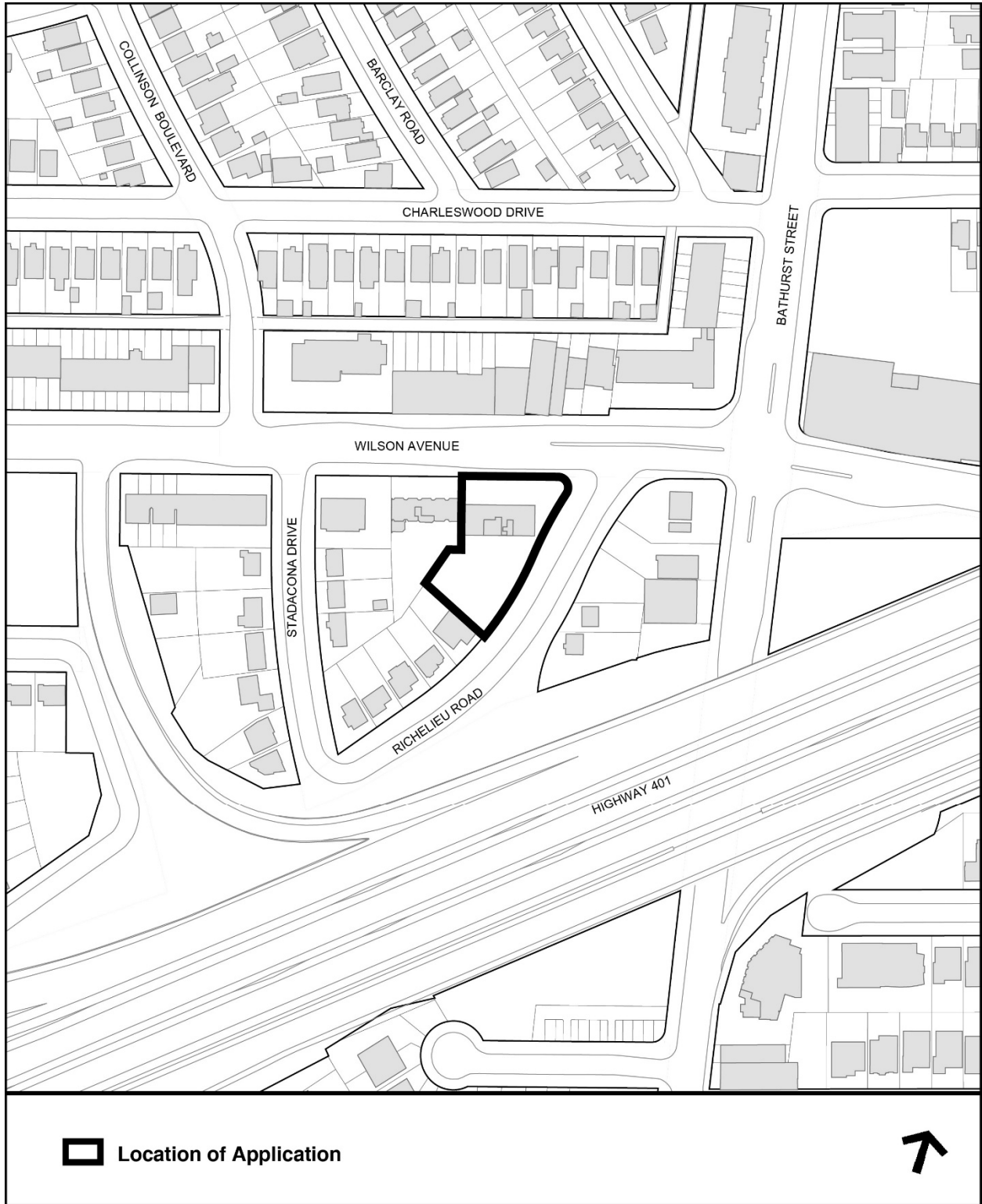


View of Applicant's Proposal Looking Southwest

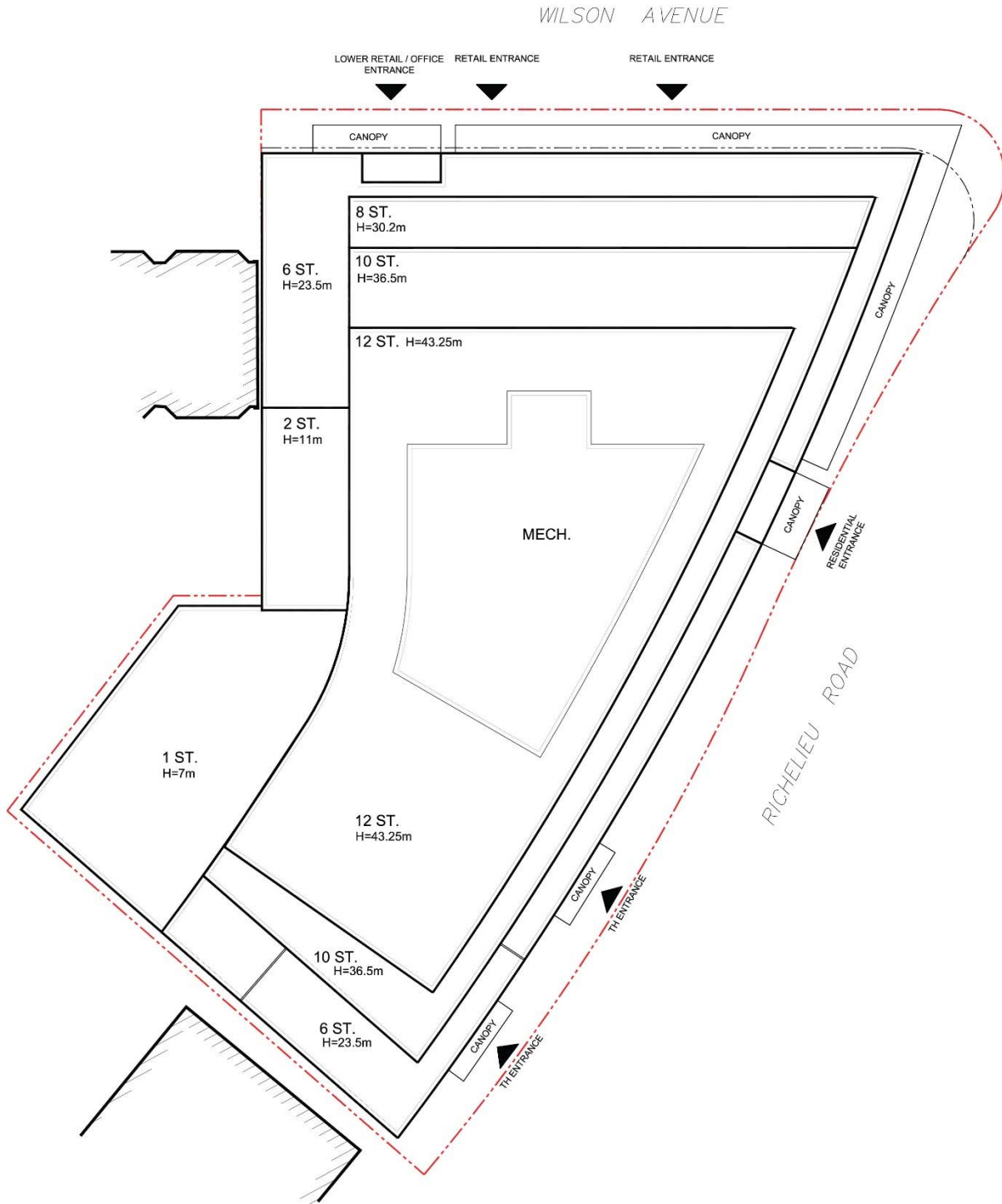


10/26/2021

Attachment 2: Location Map



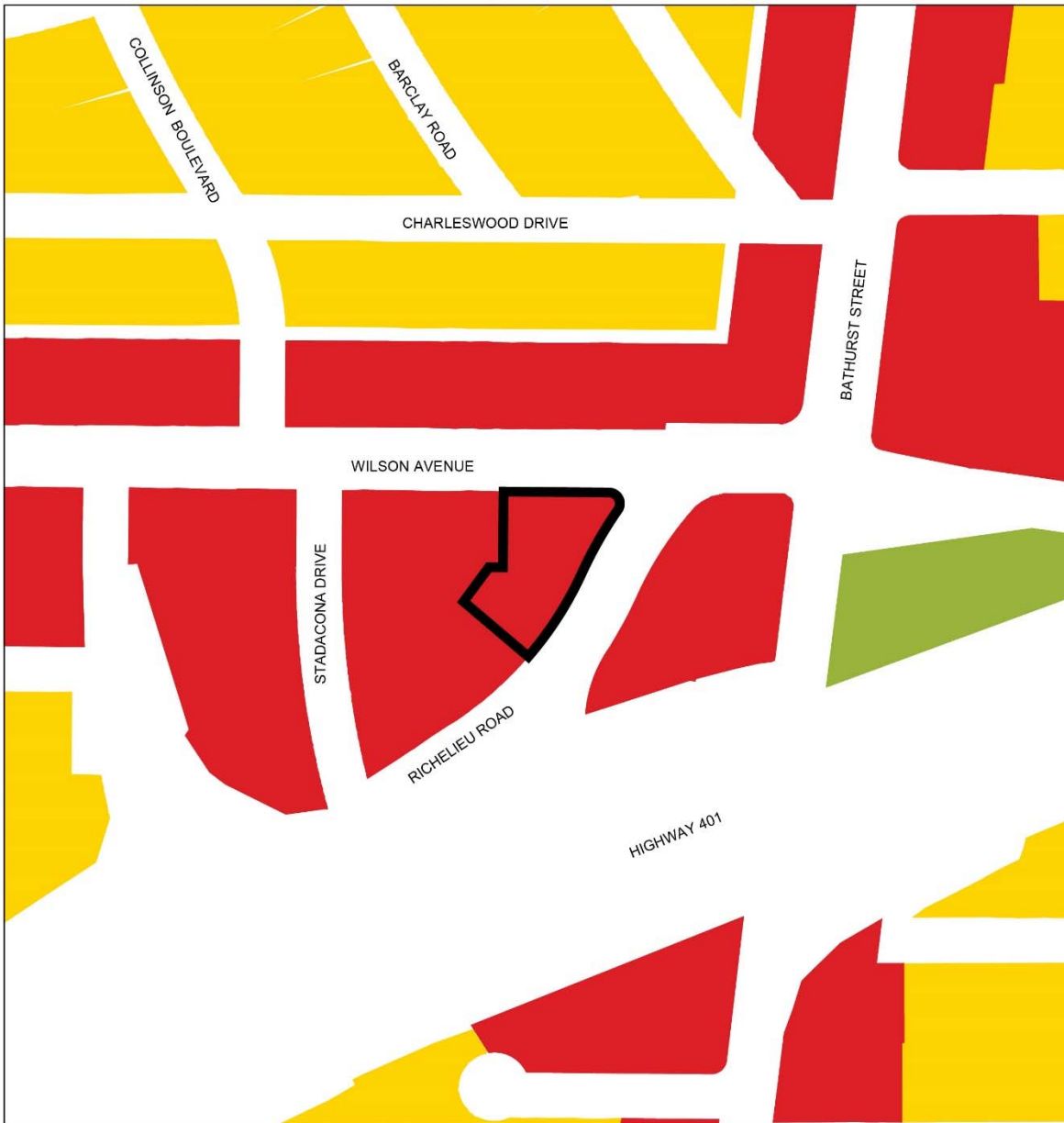
Attachment 3: Site Plan



Site Plan




Attachment 4: Official Plan Map



Official Plan Land Use Map #16

333 Wilson Avenue  
File # 21 197299 NNY 06 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks

  
Not to Scale  
Extracted: 08/16/2021

Attachment 5: Application Data Sheet

Municipal Address: 333 WILSON AVE Date Received: August 12, 2021

Application Number: 21 197299 NNY 06 OZ

Application Type: Rezoning

Project Description: Zoning By-Law Amendment application to permit a proposed 12-storey mixed-use building containing a total of 185 residential dwelling units with an FSI of 7.33 times the site area.

Applicant	Agent	Architect	Owner
G & S REGALMAN	Bousfields	IBI Group	WILGRO DEVELOPMENTS INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: AV-MU; RD(f15.0;a550)(x5) Heritage Designation: N

Height Limit (m): 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,718 Frontage (m): 47 Depth (m): 74

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	490	N/A	1,925	1,925
Residential GFA (sq m):	N/A	N/A	14,000	14,000
Non-Residential GFA (sq m):	2,940	N/A	4,850	4,850
Total GFA (sq m):	2,940	N/A	18,850	18,850
Height - Storeys:	6	N/A	12	12
Height - Metres:	18	N/A	43	43

Lot Coverage Ratio (%): 70.82 Floor Space Index: 7.33

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,000	
Retail GFA:	1,550	

Office GFA: 3,300  
 Industrial GFA: N/A  
 Institutional/Other GFA: N/A

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>	0	0	185	185

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		11	85	66	19
<b>Total Units:</b>		11	85	66	19

**Parking and Loading**

Parking Spaces: 171      Bicycle Parking Spaces: 152      Loading Docks: 4

**CONTACT:**

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