



# BOUSFIELDS INC.

Project No. 20205-1

Date: December 19, 2023

Cathie Ferguson, Senior Planner  
City Planning  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON, M2N 5V7

Dear, Ms. Ferguson

**Re: *Settlement Proposal – Planning Letter***  
***1265 Wilson Avenue Zoning By-law Amendment Application***  
***(File No. 21 219425 NNY 06 OZ)***

As you are aware, we are the planning consultants to MR-V 1265 Wilson Avenue Inc. (the “Applicant”) with respect to the lands municipally known as 1265 Wilson Avenue, herein referred to as the “subject site”. The Applicant appealed the Zoning By-law Amendment Application to the Ontario Land Tribunal on June 30, 2023 due to a non-decision by City Council within the statutory prescribed timeline. The intent of the appeal was to progress discussions with City Staff and expedite the approval of the Zoning By-law Amendment and Rental Housing Demolition Application through mediation and an eventual settlement proposal.

On August 16, 2023, the Applicant Team held Without Prejudice discussions with City Planning Staff to review comments pertaining to built form, site organization and access, landscaping, parking and loading, and transportation demand management, among others. An additional Without Prejudice Meeting was held on November 22, 2023 in which both City Staff and the Applicant Team attended. The result of the meeting was a general consensus on appropriate built form.

Correspondence was provided by Bousfields Inc. to City Planning on November 27, 2023, outlining the proposed revisions from the November 22, 2023 meeting. Confirmation of general acceptance of the proposed built form was indicated by City Staff via email on December 1, 2023 subject to a final revision with regard for a podium setback to the east lot line. This change

## **Description of Settlement Proposal**

Consistent with the December 2022 Resubmission, the Settlement Proposal contemplates the intensification of the subject site with a purpose-built rental apartment building consisting of various building components with a range of heights. The proposal continues to frame Wilson Avenue with an 11 storey (35.2 metres) mid-rise building element which steps up to a pair of 12-storey (39.7 metre) horizontally offset building elements. The proposal steps down in height to a 5-storeys (16.5 metre) building element, which provides separation to the proposed tower of 31-storeys (97.5 metres + 6.0 metre mechanical penthouse).

The Settlement Proposal reflects the following modifications;

- An increased tower height from 27-storeys to 31-storeys (97.5 metres)
- Increased separation between the 31-storey tower and 12-storey building element from 10.9 metres to 22.7 metres;
- A stepback of 1.8 metres has been provided on the north façade of the tower at the 7<sup>th</sup> storey;
- The reintroduction of eight (8) grade related units along Wilson Avenue and wrapped around the east façade of the mid-rise building element, which will animate Wilson Avenue;
- The removal of at grade dwelling units on south façade of the tower podium which have been replaced with relocated indoor amenity areas, including Gym and Pet Amenity;
- Reconfiguration of loading spaces and underground parking access ramp on the west side of the mid-rise building element to reintroduce the grade related dwelling units along Wilson Avenue;
- The Type G and C loading spaces have been combined into a shared loading area;
- Short-term bicycle parking has been relocated immediately adjacent to the pick-up and drop off area to improve accessibility for cyclists
- The gross floor area has been minorly increased from 41,921 square metres to 43,591 square metres; and
- FSI has increased from 5.93 to 6.01;

### *Built Form Changes*

With regard for the 12-storey building elements that connect south into a 5-storey component and the proposed tower, the southern portion of the 12-storey element has been shifted north to accommodate increased separation from the tower. The separation

distance has doubled from 10.9 metres to 22.7 metres. The removal of this portion of the mid-rise building has been redistributed within the tower resulting in an increase from 27-storeys to a total height of 31-storeys (97.5 metres). The base building of the tower has also been minorly decreased by one level from 7-storey to 6-storeys.

### *Building Setbacks and Stepbacks*

In terms of setbacks to adjacent properties, the proposal has largely remained unchanged and maintains appropriate interfaces to the west, south and east. The proposal provides for a 4.4 metre setback to the north property boundary due to the conveyance of a 2.7 metre road widening along Wilson Avenue. The proposal will achieve a total setback of 7.1 metres to the north property line. An additional 6.2 metres of public realm is provided with the municipal right of way for a total of 13.3 metres from façade to curb along Wilson Avenue.

The south tower podium has provided a 9.8 metre setback to the west property boundary, has increased its setback to the south property boundary from 9.4 metres to 9.8 metres and maintained a 5.5 metre setback to the east property boundary. Above the podium the tower has incorporated a new north stepbacks of 1.8 metres. A stepbacks of 2.1 metres on the east façade has been maintained as well as a 2.7 metre stepback on the south and west façade.

### *Ground Floor and Amenity Space*

The Settlement Proposal has reintroduced grade related dwelling units fronting Wilson Avenue and wrapping the northeast corner of the mid-rise. This revision will animate the public realm with a series of front doors to individual dwelling units and a more distinct main lobby entrance. The secondary lobby entrance is also provided off the internal pick up/drop off area on the west side of the building and the east walkway. The centralized lobby has been shifted minorly to the south due to the reconfiguration of indoor amenity spaces at grade.

As mentioned above, amenity spaces have been relocated into the south tower podium replacing previous grade related dwelling units. These amenity spaces include a 414 square metre gym and an 83 square metre pet amenity area. In total, amenity space has increased from 2,493 square metres to 2,567 square metres equating to 4.4 square metres per dwelling unit.

Parking, Loading and Access

The Settlement Proposal has reconfigured the loading and underground parking access at the northwest corner of the mid-rise element fronting Wilson Avenue. The proposal has shifted the underground parking ramp slightly south due to the reintroduction of grade related dwelling units along Wilson Avenue. The two separate loading spaces have also been consolidated into a single loading area for a Type 'G' and 'C' space. New bicycle

Unit Composition

The Settlement Proposal contains 60 studio units (10%), 248 one-bedroom units (43%), 208 two-bedrooms (36%) and 59 three-bedrooms units (10%).

**Table 1 – Statistical Comparison**

	<b>Revised Proposal</b>	<b>Without Prejudice Proposal</b>
<b>Site Area</b>	7,065.2 m <sup>2</sup>	7,065.2 m <sup>2</sup>
<b>Total GFA</b>	41,921 m <sup>2</sup>	43,591 m <sup>2</sup>
<b>Building Height</b>		
Mid-rise	11-storeys (35.2 metres)	11-storeys (35.2 metres)
Mid-rise	12-storeys (39.7 metres)	12-storeys (39.7 metres)
Tower	27-storeys (85.4 metres)	31-storeys (97.5 metres)
FSI	5.93	5.96
<b>Total Unit Count</b>	<b>559 units</b>	<b>575 units</b>
<b>Total New Units</b>	<b>498 new units</b>	<b>514 new units</b>
Studio	51 units	60 units (10%)
1-bedroom	261 units	248 units (43%)
2-bedroom	183 units	208 units (36%)
3-bedroom	58 units	59 units (10%)
<b>Total Replacement Units</b>	<b>61 replacement units</b>	<b>61 replacement units</b>
Bachelor	1 studio	1 studio
1-bedroom	30 one-bedroom	30 one-bedroom
2-bedroom	30 two-bedroom	30 two-bedroom
<b>Total Amenity Space</b>	<b>2,493 m<sup>2</sup></b>	<b>2,567 m<sup>2</sup></b>
Indoor Amenity	1,498 m <sup>2</sup>	1,587 m <sup>2</sup>
Outdoor Amenity	995 m <sup>2</sup>	980 m <sup>2</sup>
<b>Total Parking Spaces</b>	443 spaces	418 spaces
Residential		
Visitor	414 spaces	388 spaces

	29 spaces	30 spaces
<b>Total Bicycle Parking Spaces</b>	421 spaces	482 spaces
Residential Long-Term	381 spaces	442 spaces
Residential Short-Term	40 spaces	40 spaces
Loading Spaces	1 Type 'G' 1 Type 'C'	1 shared Type 'G' and Type 'C'

**Housing**

At the request of City Housing Staff (Adam Kebede), the Applicant facilitated a site visit on November 30, 2023. The intent of the site visit was to confirm bedroom types and sizes, and to understand the existing conditions of unit layouts to properly inform the design rental replacement units within the proposal. The proposal will achieve full replacement of 61 existing rental units which is comprised of 50 affordable units and 11 mid-range units in a combination of one- and two-bedroom units. The findings of the site visit will be incorporated into a Final Housing Issues Report and associated documentation in support of the Rental Housing Demolition and Conversion Application which is to be provided to the satisfaction of City Housing Staff.

**Conclusion**

In conclusion, the Without Prejudice Proposal continues to represent good planning given its strategic location along an identified *Avenue*, proximity to a “frequent transit” and it’s access to major amenities such as Roding Park and The Humber River Hospital.

The proposal continues to be supportive from a land use policy perspective as set out in the Provincial Policy Statement, the Growth Plan, and the Toronto Official Plan, all of which promote intensification of underutilized sites within built-up urban areas, particularly in locations that are well served by existing municipal infrastructure, including public transit.

The proposal represents an opportunity to improve amenities for existing building residents through the provision of high quality indoor and outdoor amenity spaces, modernized dwelling units and enhanced landscape areas. The public realm will be significantly improved through a reimagined Wilson Avenue frontage inclusive of new landscaped areas, street trees and a consolidated private driveway and drop off area internal to the subject site.

From a built form perspective, the proposal has been massed appropriately and will fit well within the immediate and broader built form context, providing appropriate separation

distances and transitions to the nearby low-rise residential neighbourhoods, school yards, and open spaces. The proposed mid-rise building element along Wilson Avenue meets the intent of the mid-rise design guidelines, and the proposed tower is sited and designed to ensure it also meets the intent of the Tall Building Design Guidelines.

In summary, this addendum letter concludes that the proposal continues to be appropriate and desirable from a planning and urban design context and, accordingly, we recommend Staff support of the requested Zoning By-law Amendment.

Sincerely,

**Bousfields Inc.**



David Charezenko, RPP, MCIP