

## **379-381 Wilson Avenue – Zoning By-law Amendment – Decision Report – Approval**

Date: February 29, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 6 - York Centre

**Planning Application Number:** 20 150912 NNY 06 OZ

**Related Site Plan Application Number:** 21 250485 NNY 06 SA

### **SUMMARY**

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This application proposes to amend the Zoning By-law to permit a 13-storey (41.10 metres) mixed use building at 379-381 Wilson Avenue with 261 dwelling units. The proposed building has a gross floor area (“GFA”) of 19,172 square metres, including 481 square metres of non-residential GFA, for a Floor Space Index (“FSI”) of 4.58.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and conforms with the City of Toronto Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed building is an appropriate scale for the site and will provide an appropriate transition to the lower-scale neighbourhood to the south.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 379-381 Wilson Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **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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The subject application was submitted on and deemed complete as of June 1, 2020. The original proposal was for a 13-storey residential care home with 278 units, comprised of memory care, assisted living, independent supportive living, and independent living units.

A Preliminary Report on the application was adopted by North York Community Council on October 7, 2020 authorizing staff to conduct a community consultation meeting. The Preliminary Report can be viewed at the following link: [NY18.6 - Preliminary Report - Zoning Amendment Application - 379-381 Wilson Avenue](#).

Staff conducted a Community Consultation Meeting for the application on December 8, 2020. Community consultation is summarized in the Community Consultation section of this Report.

On October 23, 2023, the applicant made a resubmission of the application which modified the proposal from a 13-storey residential care home to a 13-storey residential building with ground floor commercial uses.

## THE SITE

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### Description

The site is located on the south side of Wilson Avenue to the west of Bathurst Street. It is situated directly west of and abutting the Highway 401 off-ramp. The site has approximately 64 metres of frontage on Wilson Avenue and 48 metres of frontage on Cadillac Avenue.

### Existing Use

The site is currently vacant.

### Surrounding Land Uses:

North: Low-rise retail and commercial uses are located to the north of the site;

South: A low-rise residential neighbourhood is located to the south of the site. Highway 401 is located further to the south;

East: The Highway 401 off-ramp is located to the east of the site. A mix of low-rise commercial and residential uses are located further to the east;

West: Four three-storey walk-up apartment buildings are located to the west of the site fronting onto Wilson Avenue.

## THE APPLICATION

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### Description

The application proposes a 13-storey (46.10 metres including mechanical penthouse)

mixed use building. The proposed building steps down toward the Wilson Avenue and Cadillac Avenue frontages, with the greatest height focused towards the centre of the building. The driveway is located at the west side of the site, with the proposed building cantilevering over it. The proposed retail units are located along the Wilson Avenue frontage, along with the main residential lobby and access. The proposed building is setback a minimum of seven metres from the east property line abutting the Highway 401 off-ramp, in order to meet the MTO setback requirements.

### **Density**

The proposal has a density of 4.6 times the lot area.

### **Dwelling Units**

The proposal includes 261 dwelling units, including 155 (59.4%) 1-bedroom and 1-bedroom plus den units, 70 (26.8%) 2-bedroom units and 36 (13.8%) 3-bedroom units.

### **Non-Residential Component**

The proposal includes 480 square metres of retail uses at the Wilson Avenue frontage.

### **Access, Bicycle Parking, Vehicle Parking and Loading**

There is one vehicular access to the site provided from Wilson Avenue. The proposed 6-metre driveway provides access to the underground parking ramp, the loading space and a circular pick-up drop-off area. The application proposes a total of 76 parking spaces, including 51 resident parking spaces, 16 visitor parking spaces and 9 retail parking spaces in one level of underground parking and at-grade. A total of 206 bicycle parking spaces are provided, including 19 resident short-term spaces, 180 resident long-term spaces, 5 retail short-term spaces and 2 retail long-term spaces. The bicycle parking is proposed to be located on the ground floor and within the underground parking garage. The proposal includes one combined Type G/C loading space.

### **Additional Information**

See Attachments 1, 2, 3 and 4 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law map, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/379-381WilsonAve>.

### **Reasons for Application**

An amendment to the Zoning By-law is required to permit the proposed building height, density, setbacks and other performance standards. The site is not currently zoned under Zoning By-law 569-2013 but will be brought into By-law 569-2013 through this application. An amendment to Former City of North York By-law 7625 is not required.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Community Services and Facilities Study
- Energy Strategy Report
- Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Geotechnical and Hydrogeological Assessment
- Noise Impact Study
- Pedestrian Wind Assessment
- Planning Rationale
- Public Consultation Study
- Sun/Shadow Study
- Tree Inventory and Preservation Plan Report
- Urban Transportation Considerations Report

The submitted materials, including the reports listed above are available on the City's Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre>.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards. Comments are also being used in the evaluation of the Site Plan Control application.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement ("PPS"), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan").

### **Toronto Official Plan**

The site is currently designated *Mixed Use Areas* in the City of Toronto Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan directs that *Mixed Use Areas* combine a broad range of uses, allowing Torontonians to live, work and shop in the same area. *Mixed Use Areas* are intended to absorb most of the anticipated increase in retail, office and service uses in the coming decades as well as much of the new housing. The site is also located along an *Avenue* as shown on the Urban Structure Map of the Official Plan.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Zoning**

The site is currently zoned Avenues Mixed Use (AV-MU) Zone under Former City of North York By-law 7625. The current zoning permits a range of commercial, residential and service uses, including apartment buildings and retail stores. The site is not currently zoned under City of Toronto Zoning By-law 569-2013, but will be brought into the Commercial Residential (CR) Zone in By-law 569-2013 through this application.

City-wide Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following Design Guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standard and Addendum;
- Wilson Avenue Revitalization Study Urban Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-unit Buildings.

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

## **Toronto Green Standard**

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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>.

## **Site Plan Control**

A Site Plan Control application (21 250485 NNY 06 SA) has been submitted and is currently under review.

## **COMMUNITY CONSULTATION**

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### **Community Consultation**

City Planning staff hosted a virtual community consultation meeting on December 8, 2020, which approximately 20 people attended including the local Ward Councillor. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Concern about vehicle access from Cadillac Avenue and increased traffic and parking in the neighbourhood;
- Concern about traffic impacts on Wilson Avenue and the anticipated difficulty to turn left out of the site onto Wilson Avenue;
- Concern about there not being a sufficient amount of parking;

- Concerns about height of the proposal and potential impacts to sunlight and overlook; and,
- Questions about construction timing and impact.

The issues raised through community consultation have been considered through the review of the application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

City staff's review of this application has had regard for the relevant matters of provincial interest as set out in the *Planning Act*. The proposal was reviewed for consistency with the Provincial Policy Statement ("PPS") and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). The PPS and the Growth Plan encourage intensification and redevelopment in urban areas and direct planning authorities to identify appropriate locations for growth. Policy 4.6 of the PPS recognizes that the Official Plan is the most important vehicle for implementation of the PPS.

The site is located in a *Mixed Use Areas* designation in the Official Plan and along an *Avenue* where reurbanization and growth are anticipated. The proposal for a mixed use development on a site that is currently vacant is an appropriate location for intensification and is consistent with the PPS. The proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy. Staff find the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

This application has been reviewed against the Official Plan. The proposed mixed use building comprising residential and retail uses is permitted in *Mixed Use Areas*. The proposed land use conforms to the Official Plan.

### **Built Form**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this Report. The proposed 13-storey building has been massed to frame Wilson Avenue with an 8-storey massing aligning with the width of the Wilson Avenue right-of-way, that then steps up to the greatest height located toward the centre and east side of the subject site, adjacent to the Highway 401 ramp. The building also transitions down in height to 4-storeys along Cadillac Avenue and the adjacent *Neighbourhoods* area to the rear and west of the site through a series of building setbacks and stepbacks to minimize impact on surrounding low-rise residential uses.

The building is massed so that it generally respects a 45 degree angular plane measured from the *Neighbourhoods* lands to the south and east of the site, as well as the 80 percent front angular plane from Wilson Avenue. Further, at the Wilson Avenue streetscape, the proposed building steps back at the fifth floor to provide a pedestrian scale streetwall.

The Wilson Avenue Urban Design Guidelines aim to ensure that redevelopment occurs in a manner that revitalizes Wilson Avenue. The proposed building respects the Guidelines by enhancing the pedestrian environment and improving the image for the area through the development of a high-quality mixed use building with an active street frontage with retail uses at grade on an underutilized corner site along Wilson Avenue.

The proposed building contains limited balconies to reduce the mass of the building and minimize overlook onto adjacent sites. Balconies will be inset and will not project into the minimum building setbacks, and no balconies are proposed at the west side of the building. Provisions respecting the location of balconies will be secured through the site-specific Zoning By-law.

Given the existing and planned context for the subject site and the surrounding area, the proposed built form, including height and massing proposed by the application is appropriate. The proposal conforms with the Official Plan and is in keeping with the Mid-Rise Performance Standards and the Wilson Avenue Urban Design Guidelines with respect to built form and massing.

### **Sun, Shadow, Wind**

The proposal conforms with the policy direction of the Official Plan by ensuring that the development would limit shadow impacts on the public realm, particularly during the spring and fall equinoxes. Given that the adjacent *Neighbourhoods* area is located to the south of the subject site, the proposed building does not shadow the *Neighbourhoods* area. The shadow study submitted for the application shows the extent of the shadow impact from the proposed building in the spring and fall equinoxes (March 21 and September 21) and demonstrates that the proposal has no shadow impact on *Neighbourhoods* lands, public parks and minimal impacts to the public realm.

A Pedestrian Wind Assessment was submitted in support of the application. The study indicates that the wind conditions on sidewalks and other public areas on and around the proposed building are expected to be comfortable for standing or strolling in the summer and fall, and for strolling or walking in the winter and spring, which is appropriate for active pedestrian uses. The stepped massing on all façades is a positive design feature for wind control. The Pedestrian Wind Assessment provides recommendations for wind screens, landscaping, canopies and fencing to further mitigate wind impacts, which can be explored through the Site Plan Control process.

### **Unit Mix**

Growing Up: Planning for Children in New Vertical Communities urban design guidelines provide recommendations for the proportion and size of larger units in new multi-residential developments.

Guideline 2.1 of the Growing Up Guidelines states that a building should provide a minimum of 25% large units, including 10% 3-bedroom units and 15% 2-bedroom units. The application proposes to provide 70 (26.8%) 2-bedroom units and 36 (13.8%) of the new units as three-bedroom units, which will be secured in the site-specific Zoning By-law.

### **Amenity Space**

The Built Form policies of the Official Plan state that new indoor and outdoor amenity spaces are to be provided as part of multi-unit residential developments and are to consider the needs of residents of all ages and abilities over time and throughout the year.

The application proposes 654 square metres of indoor amenity space (2.50 square metres per unit) and 412 square metres of outdoor amenity space (1.58 square metres per unit), for a total blended rate of 4.08 square metres of amenity space per unit. The indoor and outdoor amenity space ratios will be secured in the site-specific Zoning By-law.

### **Traffic Impact, Access, Parking**

Transportation Services staff accepts the conclusions of the Urban Transportation Considerations Report submitted in support of the application to evaluate the parking, loading and vehicular trips generated by the proposal. The submitted report specifies that the proposed development and impacts on the area's transportation network are anticipated to be minimal under future conditions.

The submitted report also evaluated the full-moves vehicular access at Wilson Avenue. The study found that the proposed full-moves driveway to/from Wilson Avenue is appropriate for the proposed development. Given the proximity of the access to the Highway 401 off-ramp, the Ministry of Transportation has been involved in the review process and has agreed to a full-moves access via Wilson Avenue subject to continued monitoring of impacts.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 33-metre right-of-way for this segment of Wilson Avenue, a 2.05 metre road widening dedication along the Wilson Avenue frontage of the subject site is required and is proposed to be conveyed to the City as part of this development proposal.

### **Servicing**

The applicant has submitted a Functional Servicing and Stormwater Management Report which concludes that there are no outstanding servicing concerns with respect to the proposed development that should prevent the proposed rezoning from proceeding. Engineering and Construction Services staff have confirmed that with the completion of City Project 19-32 and the capacity mitigation measures being undertaken by the Owner of the subject site, there is capacity for the proposed development. The solution presented in the applicant's report meets the City's criteria to allow the proposed



development to proceed without the need for sewer upgrades within the municipal system.

### **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The development site is currently in an area with 12 - 28 m<sup>2</sup> of parkland per person, which is less than the City-wide average provision of 28 m<sup>2</sup> of parkland per person. In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Tree Preservation**

The applicant submitted an Arborist Report and Tree Protection Plan in support of the application. The report identified seven City street trees and three private trees for removal to accommodate the proposed development. A total of 12 large-growing shade trees are to be planted as compensation, including seven along the City road allowance and five on the subject site. Urban Forestry staff do not object to the Zoning By-law Amendment application. Outstanding comments from Urban Forestry will be addressed through the Site Plan Control process.

### **Toronto Green Standard**

The Toronto Green Standard (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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms to the Official Plan, particularly as it relates to development in Mixed Use Areas. Staff worked with the applicant and the community to address and resolve concerns around building massing, transition and impact on the surrounding neighbourhood. Staff recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Heather.Au@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7: Elevations

## Attachment 1: Application Data Sheet

**Municipal Address:** 379-381 WILSON AVE  
**Date Received:** June 1, 2020  
**Application Number:** 20 150912 NNY 06 OZ  
**Application Type:** Rezoning  
**Project Description:** A Zoning By-law Amendment application to permit a 13-storey mixed use building with a total of 261 dwelling units a total GFA of 19,171.4 square metres. The proposal includes one level of underground parking providing a total of 76 parking spaces. The only vehicular access is off of Wilson Avenue.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
SMART CENTRES			GOOD SPIRITS DEVELOPMENTS LTD

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	AV-MU	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m):	4,178	Frontage (m):	64	Depth (m):	68
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			2,572	<b>2,572</b>
Residential GFA (sq m):			18,691	<b>18,691</b>
Non-Residential GFA (sq m):			480	<b>480</b>
<b>Total GFA (sq m):</b>			<b>19,171</b>	<b>19,171</b>
Height - Storeys:			13	<b>13</b>
Height - Metres:			41	<b>41</b>

Lot Coverage Ratio (%):	61.56	Floor Space Index:	4.6
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	18,691	102
Retail GFA:	480	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			261	<b>261</b>
Other:				
<b>Total Units:</b>			<b>261</b>	<b>261</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			155	70	36
<b>Total Units:</b>			<b>155</b>	<b>70</b>	<b>36</b>

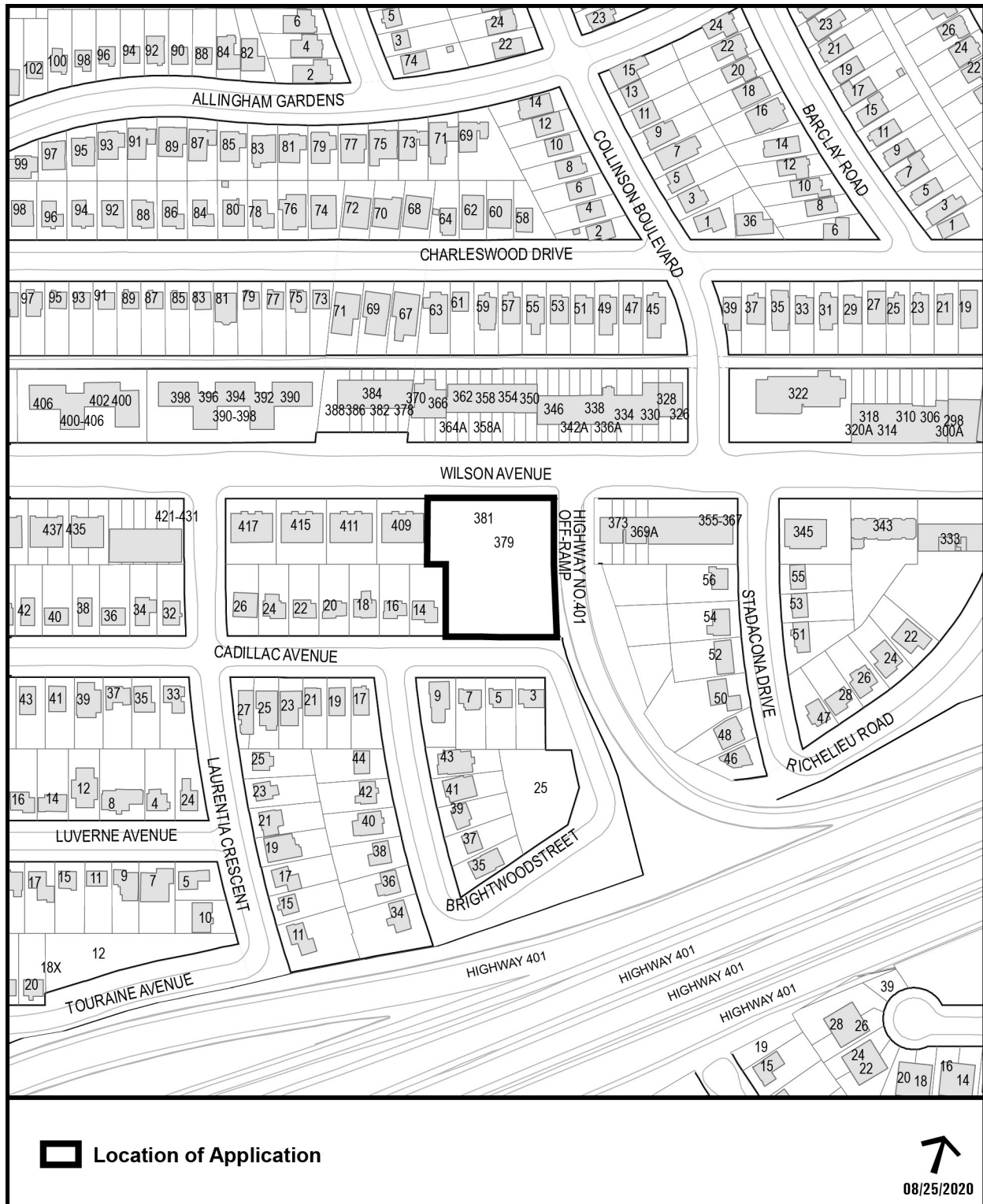
#### **Parking and Loading**

Parking Spaces: 76      Bicycle Parking Spaces: 206      Loading Docks: 1

#### **CONTACT:**

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(416) 396-5570  
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## Attachment 2: Location Map



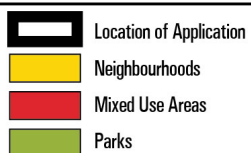
## Attachment 3: Official Plan Land Use Map



379 - 381 Wilson Avenue

## Official Plan Land Use Map 16

File # 20 150912 NNY 06 0Z



↑  
Not to Scale  
08/25/2020

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 0Z



Location of Application



See Former City of North York By-law No. 7625

RD  
RM  
O  
UT

Residential Detached  
Residential Multiple  
Open Space  
Utility and Transportation

**AV-MU**

Avenue Mixed Use



Not to Scale  
Extracted: 10/15/2021

## Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

### **CITY OF TORONTO**

### **BY-LAW \_\_\_\_-2024**

#### **To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 379-381 Wilson Avenue**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a By-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1 and applying the following zone label to these lands: CR 2.5 (c1.0; r2.5) SS2 (x968) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Article 995.20.1 and applying the following height and storey label to these lands: HT 30, ST 10, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.



7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Article 995.40.1 and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 968 so that it reads:

(968) Exception CR 968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 379-381 Wilson Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 184.73 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 4 of By-law [Clerks to insert By-law number]; and
  - (i) For the purpose of this exception, a mechanical penthouse is not a **storey**;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5.0 metres;
  - (iii) Terraces and balcony guards, elements of a **green roof** and

insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features by a maximum of 3.0 metres;

- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 19,172 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 19,000 square metres;
  - (ii) The required minimum **gross floor area** for non-residential uses is 400 square metres;
- (G) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (H) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) Light fixtures, retail signage, bay window, cornices, sills, eaves, awnings, art installations and the structures, elements, enclosures and cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (ii) canopies and awnings by a maximum of 2.0 metres;
- (I) Despite Clause 40.10.40.70, a **building** or **structure** complying with the heights and setbacks as shown on Diagram 4 of By-law **[Clerks to insert By-law number]** is permitted to penetrate the required 45 degree **angular plane**, as measured at the finished floor elevation;
- (J) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided it is for:
- (i) residential lobby access;
  - (ii) related residential uses such as a mail room, management office, waste room and storage;
  - (iii) indoor **amenity space**;
  - (iv) **dwelling units** that are located to the rear of the non-residential uses on the first **storey**;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 2.0 plus 0.05 spaces per **dwelling unit** for visitors;

- (ii) a minimum of 0.20 spaces per **dwelling unit** for residents;
  - (iii) a minimum of 0.01 spaces for each 100 square metres of non-residential **gross floor area**;
- (L) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (M) Despite Regulations 40.10.40.50(1)(A) and (B), **amenity space** must be provided at the following rate:
  - (i) At least 2.5 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) At least 1.50 square metres of outdoor **amenity space** per **dwelling unit**, of which at least 40 square metres should be adjoining or directly accessible to indoor **amenity space**;
- (N) Despite Regulation 40.10.50.10(3), mechanical and electrical equipment may be permitted within the required **soft landscaping** strip;
- (O) Despite Regulation 40.10.50.10(3) the permitted minimum width of the **soft landscaping** strip on the west lot line is 0.5 metres for a maximum length of 58.0 metres;
- (P) Despite Regulation 40.10.90.10(1), one (1) Type “G” **loading space** on the **lot** is permitted in the **side yard** abutting a **lot** in the Residential Zone category;
- (Q) If the requirements of Regulations 900.11.10(968)(B) to (P) are complied with, Prevailing By-law and Prevailing Section (A) of Regulation 900.11.10(968) below do not apply to the **lot**;

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 1147-2007;

9. None of the requirements of City-wide Zoning By-law 569-2013 apply to prevent the installation of maintenance access holes and sampling ports for both the storm and sanitary service connections, in accordance with the City of Toronto Sewers By-law Chapter 681.

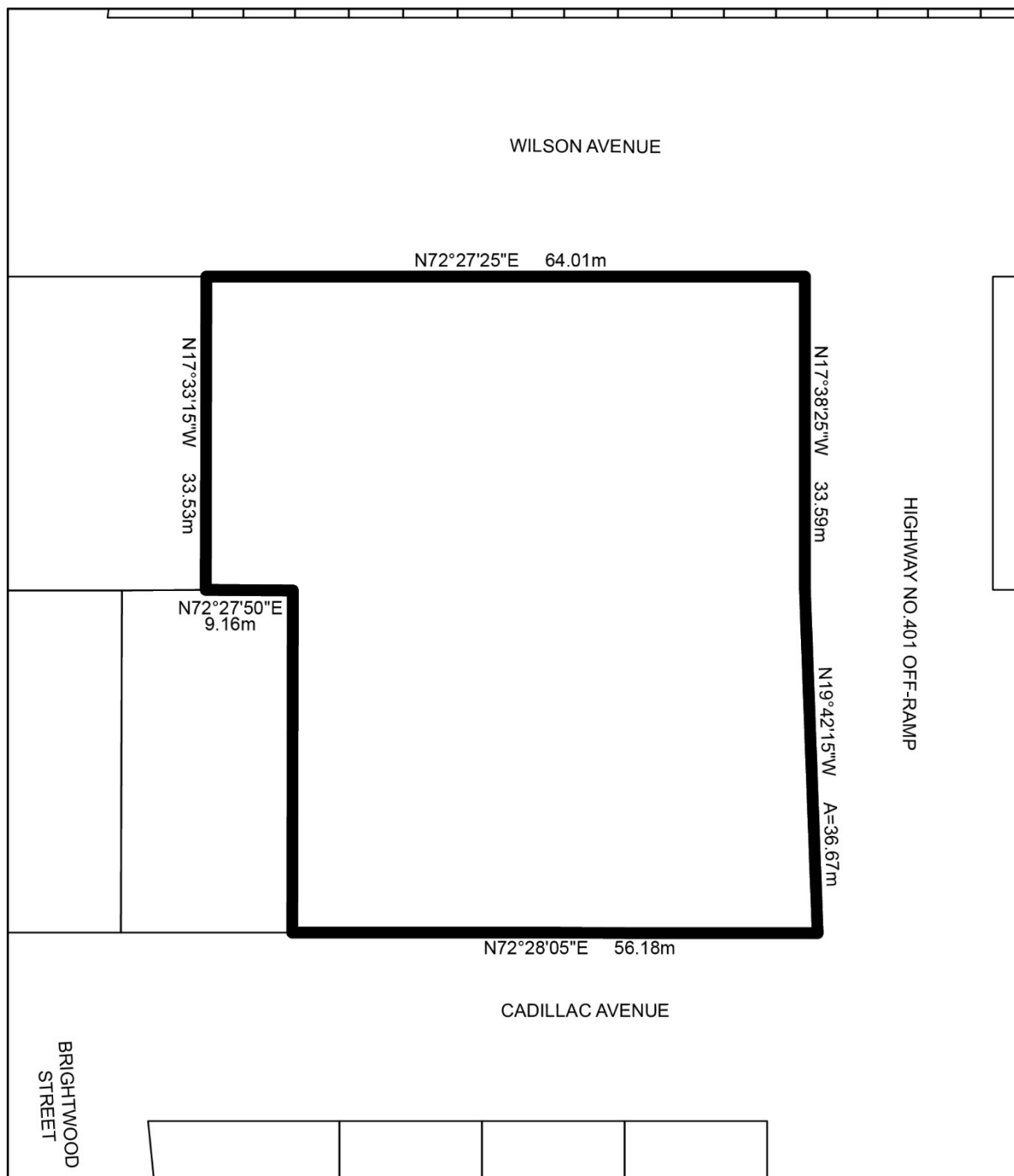
10. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



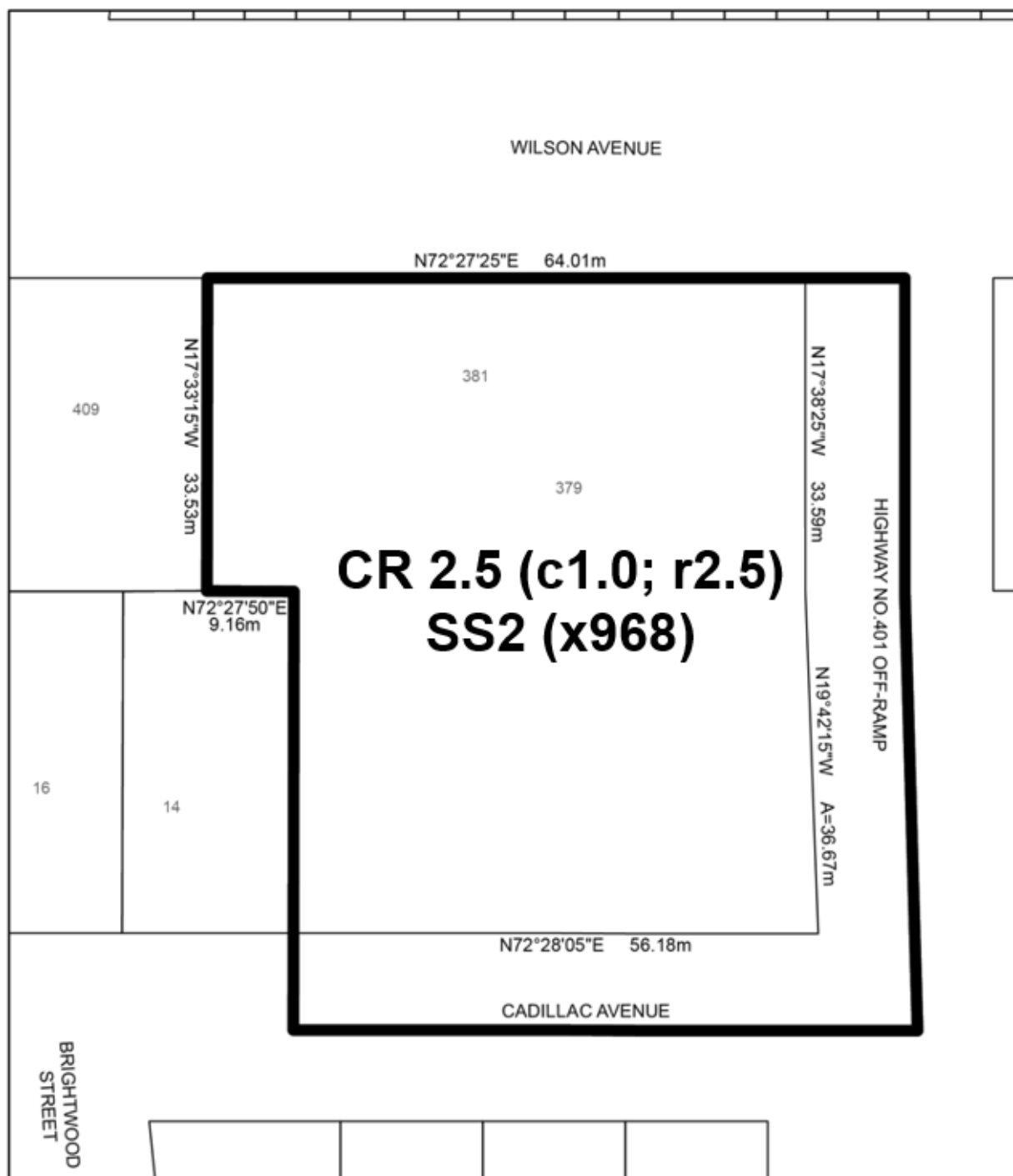
**Toronto**  
Diagram 1

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 02



City of Toronto By-law 569-2013  
Not to Scale  
02/26/2024

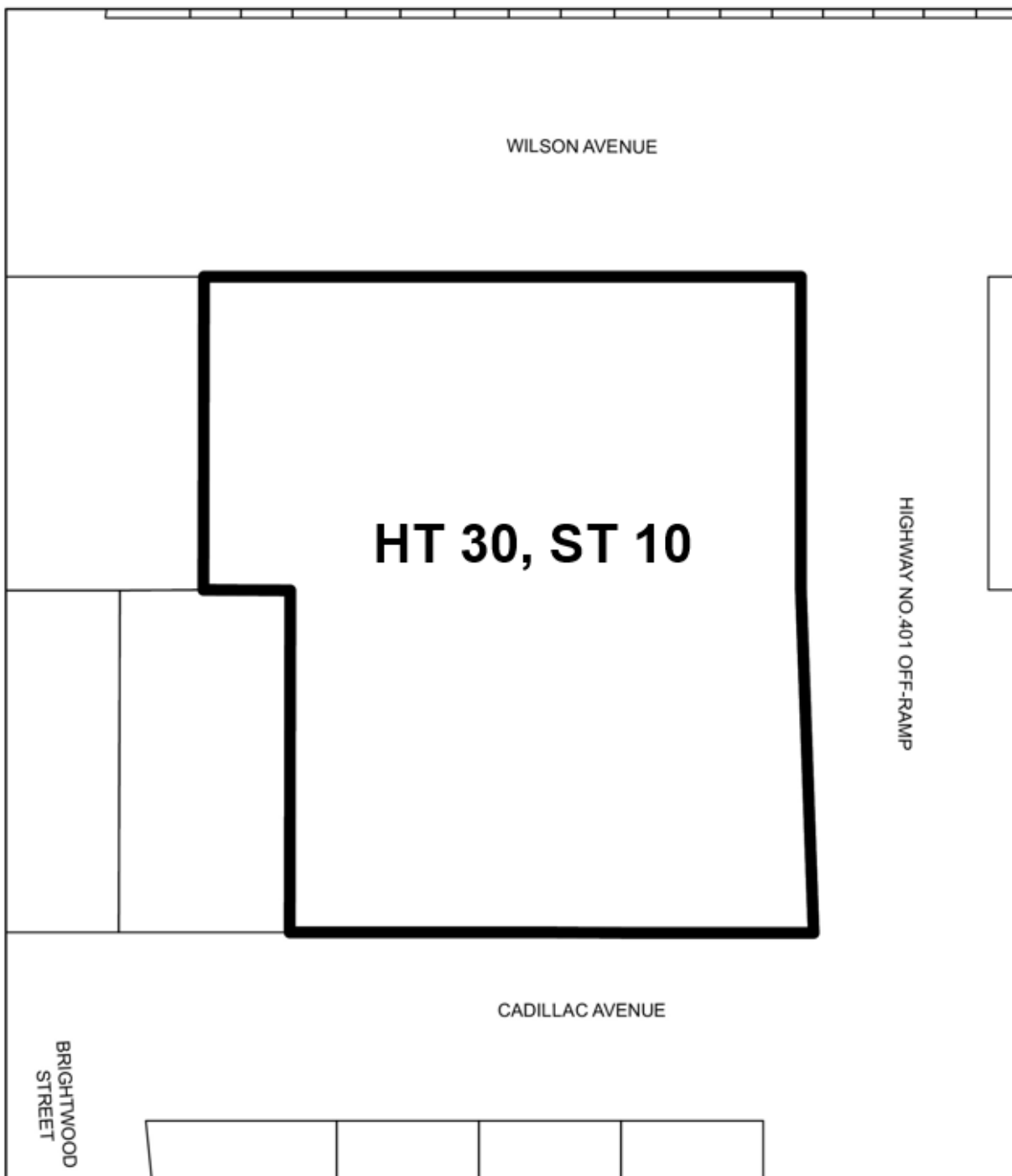


**TORONTO**  
Diagram 2

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 02

City of Toronto By-law 569-2013  
Not to Scale  
02/26/2024

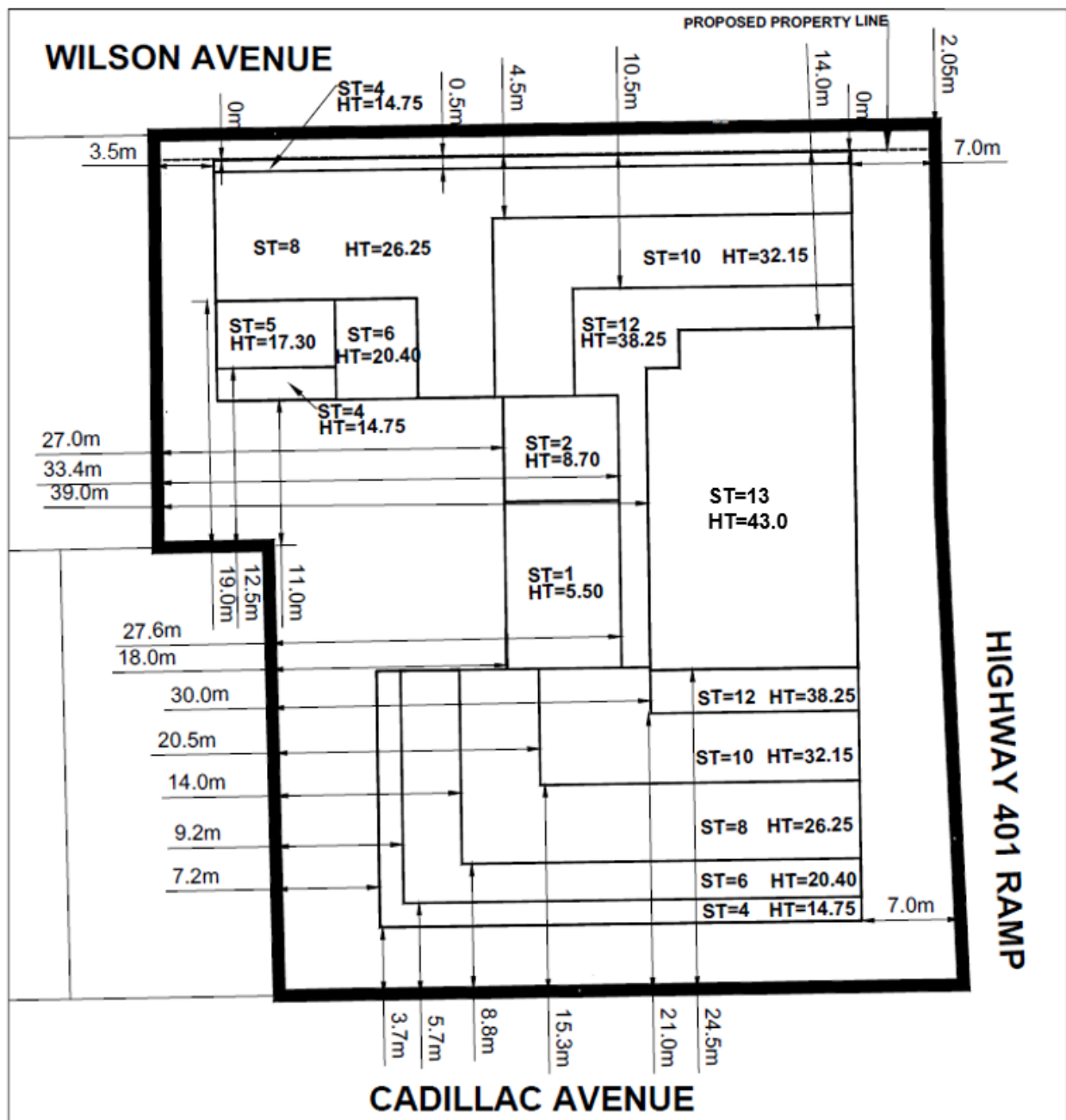


 **Toronto**  
Diagram 3

379 - 381 Wilson Avenue

File # 20 150912 NNY 06 02

  
City of Toronto By-law 569-2013  
Not to Scale  
02/26/2024



**Toronto**  
Diagram 4

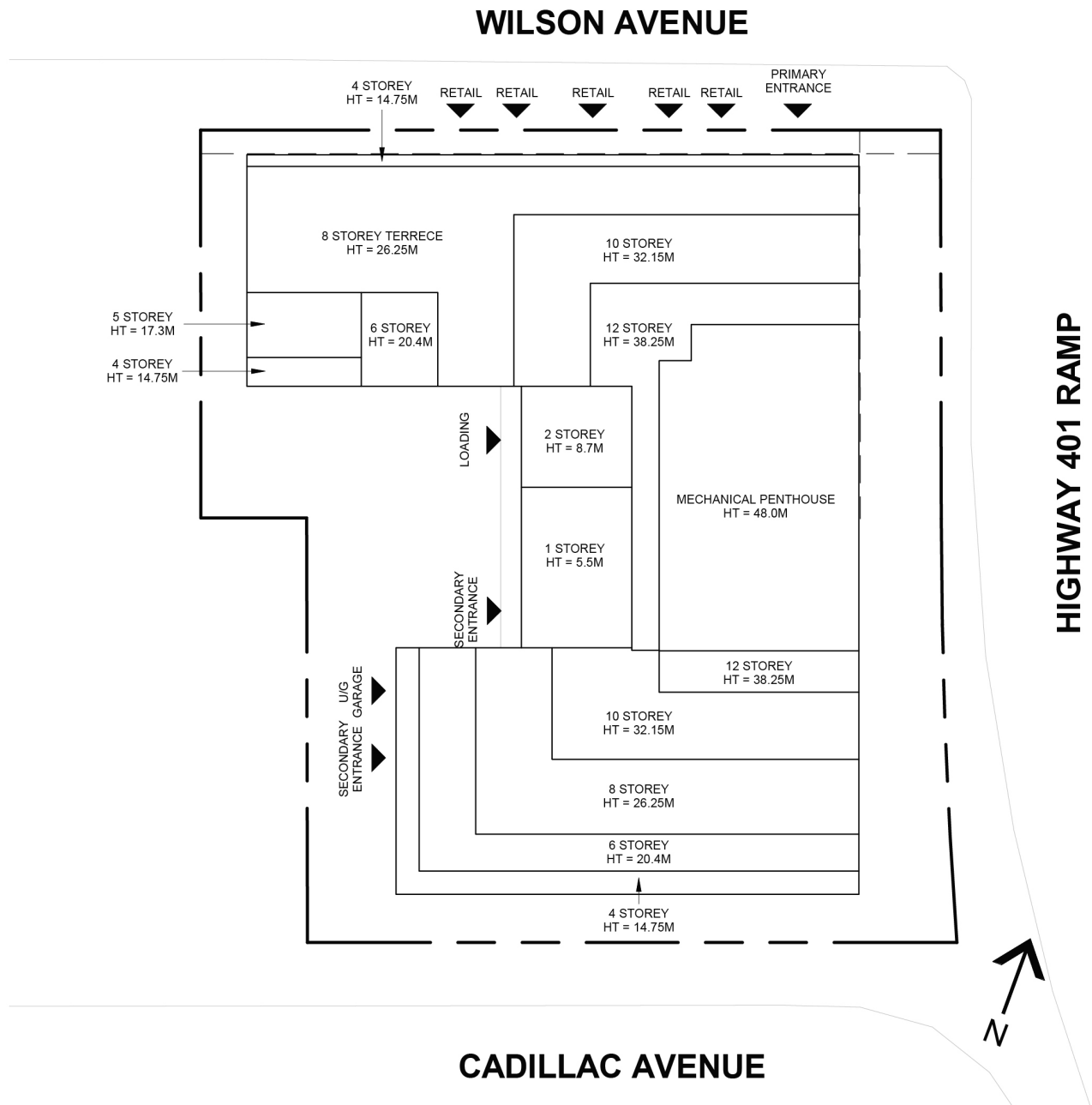
379 - 381 Wilson Avenue

File # 20 150912 NNY 06 0Z



City of Toronto By-law 569-2013  
Not to Scale  
02/26/2024





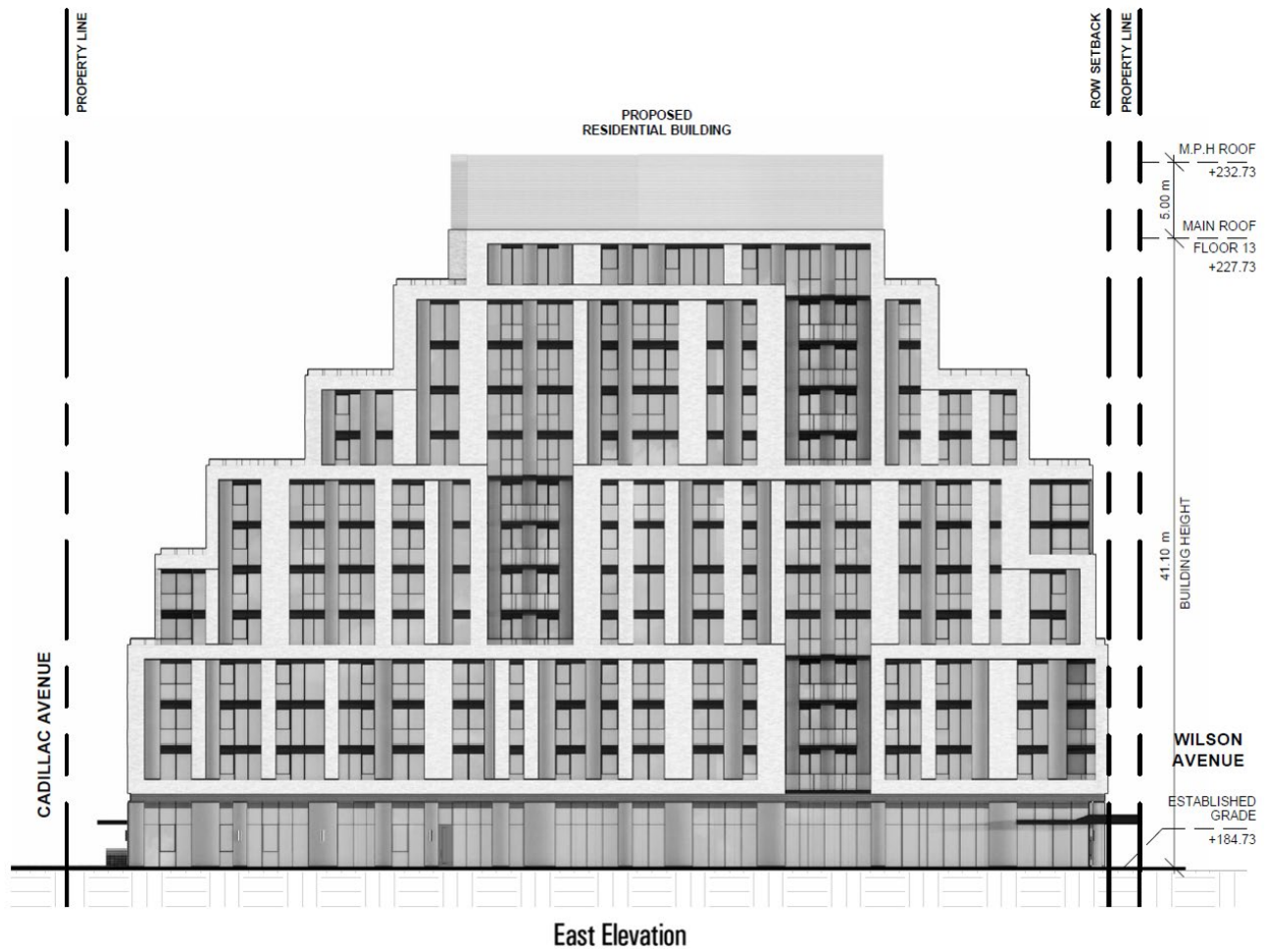
Site Plan



## Attachment 7: Elevations









West Elevation