

## **50 Wilson Heights Boulevard (Block 1) – City Initiated Zoning By-law Amendment Application – Decision Report – Approval**

Date: November 21, 2024  
To: Planning and Housing Committee  
From: Executive Director, Development Review  
Ward: 6 - York Centre

**Planning Application Number:** 24 211509 NNY 06 OZ

**Related Planning Application Number:** 19 232756 NNY 06 SB and 21 250768 NNY 06 SA

### **SUMMARY**

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This Report recommends approval to amend Zoning By-law 569-2013, as amended by Zoning By-law 228-2020, to permit modifications to the development standards for a 10-storey residential building with 209 market condominium dwelling units at 50 Wilson Heights Boulevard; provides non-commercial uses on the ground floor (minimum 275 square metres), and to also identify lands known as Block 9 to be protected for Toronto Water infrastructure (denoted as Block 1 and 9 on the draft Plan of Subdivision (City File 19 232756 NNY 06 SB)). Previously approved office uses are also being removed.

The proposed mixed-use development at 50 Wilson Heights Boulevard will deliver a range of new homes, including affordable, market rental and ownership homes, plus other key city-building objectives including childcare and community spaces, a new public street, a new public park and extension of a multi-use trail.

This City-owned property is part of the Housing Now Initiative, which is a key program to support delivery of new affordable rental homes within complete communities and overall delivery of the City's HousingTO 2020-2030 Action Plan.

### **RECOMMENDATIONS**

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The Executive Director, Development Review recommends that:

1. City Council amend By-law 228-2020, being a by-law to amend City of Toronto Zoning By-law 569-2013, as amended, for the portion of the lands municipally known as 50 Wilson Heights Boulevard substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.

2. Before introducing the necessary Bill to City Council for enactment, City Council require the execution of the applicable lease agreements, agreements of purchase and sale, and operating agreements by the City's development partners to the satisfaction of the City Solicitor and Executive Director, Development Review.

3. City Council authorize 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 Development Review 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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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On December 13, 2018, City Council adopted CC1.3 "Housing Now" which approved the activation of 11 City-owned sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 31, 2019, City Council adopted EX1.1 Implementing the "Housing Now" Initiative. This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program, and the overall financial implications of the program.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On September 24, 2019, the Board of Directors of CreateTO adopted RA8.2 "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue", which presented business cases and a recommended approach to the market offering process for the first four Housing Now properties. The CreateTO Board decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA8.2>

On February 26, 2020, City Council adopted item PH13.1; Housing Now - 50 Wilson Heights Boulevard - Zoning Amendment and Draft Plan of Subdivision, and approval of a City-initiated Amendment to Zoning By-law 569-2013, as amended, for City-owned property at 50 Wilson Heights Boulevard, as part of the Housing Now Initiative.

As per the Council adopted recommendations, development of 50 Wilson Heights Boulevard will ensure this City-owned property is optimized for a mixed-income

development, including affordable and market rental units and ownership housing, and the creation of a complete, inclusive, livable community adjacent to the Wilson subway station. This culminated in the enactment of By-law 228-2020 and the approval of the draft Plan of Subdivision (19 232756 NNY 06 SB) which created various blocks, including Block 1 to support a midrise building. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.PH13.1>.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The lands subject to this Zoning By-law Amendment is a portion of 50 Wilson Heights Boulevard denoted as Block 1 and 9 on the draft plan of Subdivision (Attachment 3) which is the most south-westerly block of the overall lands abutting the north side of Wilson Avenue. Block 1 will be a future development block while Block 9 will be used for Toronto Water infrastructure.

See Attachment 2 for the Location Map and Attachment 3 for the Draft Plan of Subdivision.

### **Surrounding Uses**

North: 50 Wilson Heights (Block 4) will be the site of future mixed use residential development;

South: Wilson Avenue and the Tippet Road residential community;

East: 50 Wilson Heights (Block 2) will be the site of 3, 17-storey mixed-use residential buildings with 765 rental units, including affordable rental housing, a day care, community and retail space, and

West: 50 Wilson Heights (Block 9 which is to be retained in City ownership and supports an existing Toronto Water infrastructure) and William R. Allen Road and pedestrian tunnel access to the TTC.

## **THE APPLICATION**

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### **Description**

Since the original approval of February 26, 2020, the plan was further revised to delineate a revised Block 1 and create a new Block 9. The purpose of the new Block 9 is to retain the lands that support existing Toronto Water infrastructure under City ownership. Due to the revision to the Block 1 land, the site-specific Zoning By-law 228-2020 requires amendments to certain performance standards to address the revised lotting pattern. In addition, the office component from the mid-rise development to be located on Block 1 is proposed to be removed.

Resultant adjustments to the proposed building in Block 1 are as shown in the table below:

	As Approved	Revised Proposal
50 Wilson Heights, Block 1	19,247.02square metres	15,281.4 square metres
Height	47.2 metres	44.3 metres
Storeys	12	10
Retail Space	230.57 Square Metres	275.36 Square Metres
Number of Residential Units	206	209 comprised of 41 studio (20%), 114 one-bedroom (54%), 36 two-bedroom (18%), and 18 three-bedroom units (8%)
Total Gross Floor Area	19,247.02 Square Metres	15,281.4 Square Metres
Office Space	4,004.5 Square Metres	0 Square Metres
Vehicular Parking Spaces	159	155
Bicycle Parking Spaces	230	209
At-grade Open Space	1,500 Square Metres	0 Square Metres
West Side lot setback	14 Metres	1.2 Metres
Loading Spaces	Type B, C and G	Type G
50 Wilson Heights, Block 9	Not part of previous approval	1,500 Sq. Metres

### Additional Information

See Attachments 1 to 11 at the bottom of this Report. 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/city-government/planning-development/application-details/?id=5510670&pid=787895&title=CITY-INITIATED-REZONING-AMENDMENT-ZONING-BYLAW-228-2020>.

### Reasons for Application

The City Initiated Zoning By-law Amendment is required to amend the parent Zoning By-law 569-2013 as amended by Zoning By-law 228-2020, and permit the proposed revisions to the development standards for the proposed residential building on Block 1.



## APPLICATION BACKGROUND

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The following reports/studies were submitted by the development proponent to help inform the preparation of the City initiated zoning by-law amendment:

Revised Architectural plans;  
Servicing Report;  
Transportation Impact Study; and  
3-D Modeling

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5510670&pid=787895&title=CITY-INITIATED-REZONING-AMENDMENT-ZONING-BYLAW-228-2020>.

### Agency Circulation Outcomes

This City Initiated Zoning Amendment application together with all applicable reports from the development partners, 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.

## POLICY & REGULATION CONSIDERATIONS

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### Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### Official Plan

The Official Plan land Use Map 16 designates the site as *Mixed Use Areas*. See Attachment # 5 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

### Site and Area Specific Policy SASP 387

SASP 387 applies to the site and envisions a mixed-use, transit oriented residential community for the lands at 50 Wilson Heights Boulevard.

On December 9, 2015, City Council adopted Official Plan Amendment No. 309 representing the Tippet Road Area Site and Area Specific Policy (SASP 387) covering lands generally bounded by Wilson Heights Boulevard, Wilson Avenue, Champlain Boulevard, Highway 401 and Allen Road, and which includes the Block 1 site. SASP 387 provides a comprehensive policy framework to guide the redevelopment of the Wilson Avenue and Tippet Road area as a complete community, including identifying an appropriate mix of uses and built form typologies, mixed-income housing, and a multi-modal transportation strategy to support a vibrant mixed-use community. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.6>

## **Zoning**

The subject site is zoned Commercial Residential Zone (CR 3.99 (c2.0; r3.8) SS2 (x227)) under Zoning By-law 569-2013 as amended by By-law 228-2020. The Commercial Residential zoning category permits the proposed 10 Storey residential, including office development, with retail at grade. See Attachment #4 of this Report for the existing Zoning By-law Map.

## **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 2 of the TGS. Tiers 2 and above are required as a higher level of performance with financial incentives (partial development charges refund). Tier 2 performance measures will be secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **Draft Plan of Subdivision**

The Director of Community Planning, North York District has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended. A notice of Decision was issued on July 16, 2024 approving a draft Plan of Subdivision. Subsequently, a revised Draft Plan of Subdivision which incorporates Block 9 was submitted to the City on July 16, 2024 and an amended Notice of Decision to approve the revised Plan of Subdivision was issued on September 12, 2024. No appeals to this draft plan of subdivision have been received.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On November 4, 2024, a community consultation meeting took place, in collaboration with the Area Councillor's Town Hall meeting. Local residents were concerned that at least some of the existing on-site commuter parking would be maintained in the development. The unit size and mix of unit type to encourage families to the area was also raised. Maintaining the previously approved building design was positively received by area residents. Participants also expressed concern about maintaining TTC bus access to Wilson Station and the overall traffic congestion occurring in the area.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee, for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, and Site and Area Specific Plan policies, described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The proposed land use provides for a mixed use development comprised of residential uses and at-grade retail, and is appropriate subject to addressing the balance of the comments of this Report.

Tippet Road Area Site and Area Specific Policy 387 (Official Plan Amendment 309) provides a comprehensive policy framework to guide the redevelopment of the Wilson Avenue and Tippet Road area into a complete community which allow for a mix of uses, built form, mixed-income housing to create a vibrant transit oriented community.

With the provision for local retail spaces, day-care and community space as the 50 Wilson Heights lands are built out, the vision for a mixed use community is maintained. While office use is encouraged, the policies do not require the provision of same. The proposed removal of the office component from Block 1 is in conformity with the overall vision of the Official Plan.

### **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a residential development with a unit mix that generally meets the Growing Up Guidelines.

### **Density, Height, Massing**

The density, height and massing of the proposed development for Block 1 maintains the vision for the lands approved by City Council in February, 2020. As proposed, the revised development standards for the Block 1 development reduces the building height by 2 storeys and reduces the overall gross floor area, while maintaining the built form, at grade open space and relationship to the planned context for the lands.

### **Public Realm**

The proposed development maintains open space and an appropriate public realm along a new street and pedestrian walkways with direct access to local transit and appropriate building setbacks.

The proposed reduced westerly setback from 14 metres to 1.2 metres in part is due to the revised lotting pattern created by the delineation of Block 9 which now incorporates the at-grade open space, whereas Block 1 previously included this area. The Block 1

building will be setback back 1.2 metres from the new property line with Block 9 but remains the same distance from the Allen Roadway right-of-way as originally proposed.

### **Vehicular and Bicycle Parking and Loading**

The removal of the office component from Block 1 has reduced the overall vehicular and bicycle parking that would otherwise have been provided. In addition, the requirement for a Type B and C loading space is no longer required for the building. Transportation Services staff have reviewed the proposed changes to parking and loading, and the submitted Transportation Impact Study and have no concerns with the revisions.

### **Toronto Green Standard**

The applicant is required to meet Tier 2 of Version 3 core performance measures of the Toronto Green Standard to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Applicable TGS performance measures will be secured through the Site Plan Approval process.

## **CONTACT**

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Development Review Division  
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## **SIGNATURE**

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Valesa Faria  
Executive Director,  
Development Review Division

**ATTACHMENTS:**

**City of Toronto Information/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Plan of Subdivision

Attachment 4: Existing Zoning By-law Map

Attachment 5: Existing Official Plan

Attachment 6: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: East Elevation

Attachment 9: North Elevation

Attachment 10: 3D Massing Model Looking Northeast

Attachment 11: 3D Massing Model Looking Southwest

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 50 WILSON HEIGHTS BLVD Date Received: September 11, 2024

Application Number: 24 211509 NNY 06 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: City Initiated revision to Zoning Bylaw No. 228-2020 impacting only Block 1 development as follows: reduction in height from 47.2 metres to 44.3 metres; reduced storeys from 12 to 10; removal of office component; increase to residential units from 206 to 209; reduction in parking spaces from 159 to 155; reduced bicycle parking from 230 to 209; removal of publicly accessible open space; creation of a new Block "9" for the existing sewer lands running along Allen Road; revised westside setback. Related Wilson Heights OPA not impacted: (1298-2015 (OPA 309) & SASP 387).

Applicant  
CREATETO

Agent Architect

Owner  
CITY OF TORONTO

### EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas Site Specific Provision:

Zoning: CR 3.99 (c2.0; r3.8) SS2 (x227) Heritage Designation: N

Height Limit (m): 47 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 3,950 Frontage (m): 59 Depth (m): 109

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,272	1,272
Residential GFA (sq m):			15,006	15,006
Non-Residential GFA (sq m):			275	275
Total GFA (sq m):			15,281	15,281
Height - Storeys:			10	10
Height - Metres:			44.3	44.3

Lot Coverage Ratio (%): 32.19 Floor Space Index: 3.87

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,823	183
Retail GFA:	275	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

### Residential Units

by Tenure	Existing	Retained	Proposed	Total
Rental:				

Freehold:		
Condominium:	209	209
Other:		
Total Units:	209	209

Total Residential Units by Size

Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:				
Proposed:	41	114	36	18
Total Units:	41	114	36	18

Parking and Loading

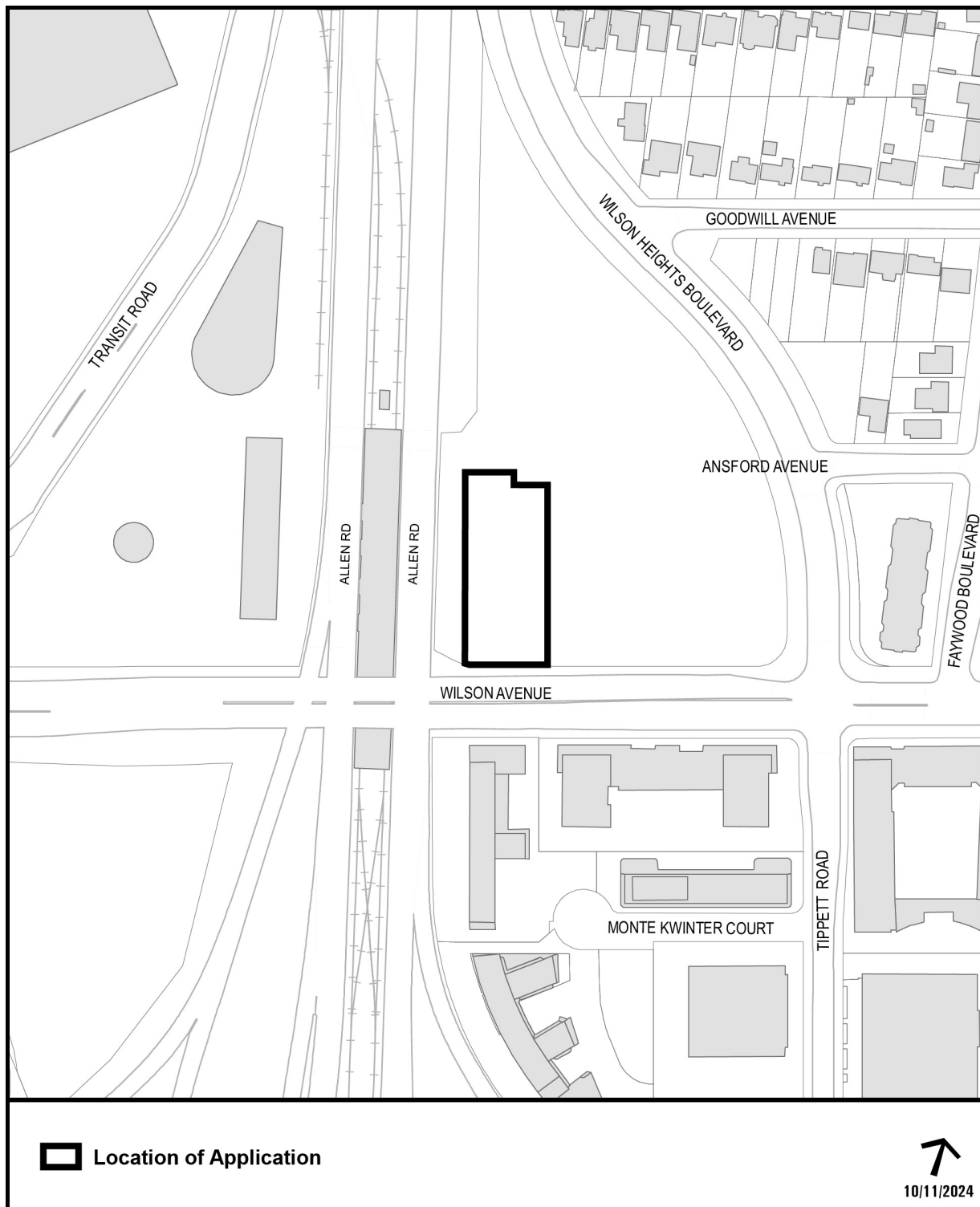
Parking Spaces:	155	Bicycle Parking Spaces:	209	Loading Docks:	1
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CONTACT:

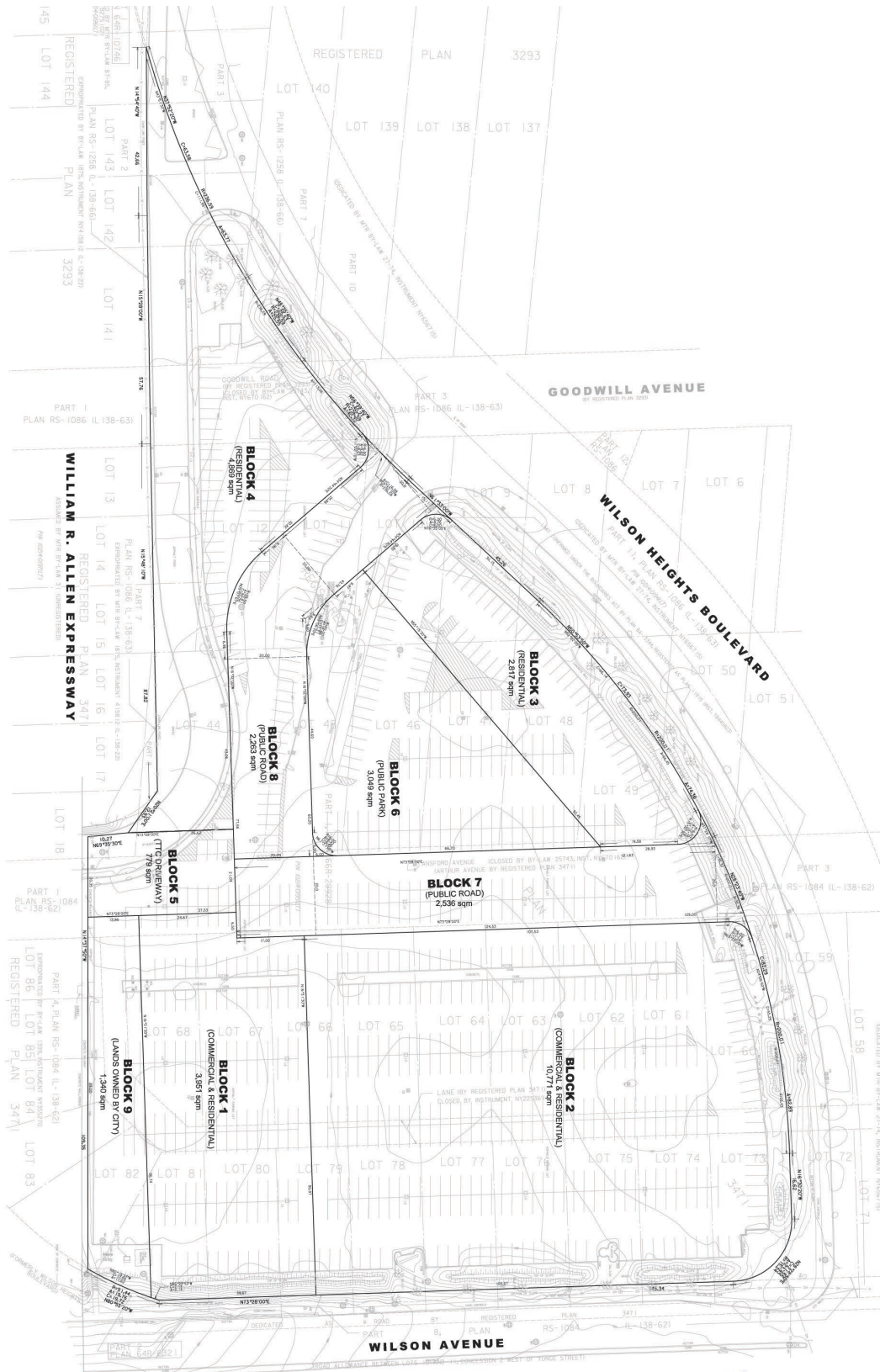
Ben DiRaimo, Senior Planner, Community Planning  
(416) 395-7119  
Ben.DiRaimo@toronto.ca



## Attachment 2: Location Map



## Attachment 3: Draft Plan of Subdivision



Subdivision Plan



## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

50 Wilson Heights Boulevard

File # 24 211509 NNY 06 02



Location of Application

RD  
RM  
CR

Residential Detached  
Residential Multiple  
Commercial Residential

O  
OR  
UT

Open Space  
Open Space Recreation  
Utility and Transportation



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

R4  
RM6  
C1  
MC  
A

One-Family Detached Dwelling Fourth Density Zone  
Multiple-Family Dwellings Sixth Density Zone  
General Commercial Zone  
Industrial-Commercial Zone  
Airport Hazard Area Zone



Not to Scale  
Extracted: 10/11/2024

## Attachment 5: Existing Official Plan



Official Plan Land Use Map # 16

50 Wilson Heights Boulevard

File # 24 211509 NNY 06 0Z



Location of Application



Neighbourhoods



Mixed Use Areas



Other Open Space Areas



Regeneration Areas



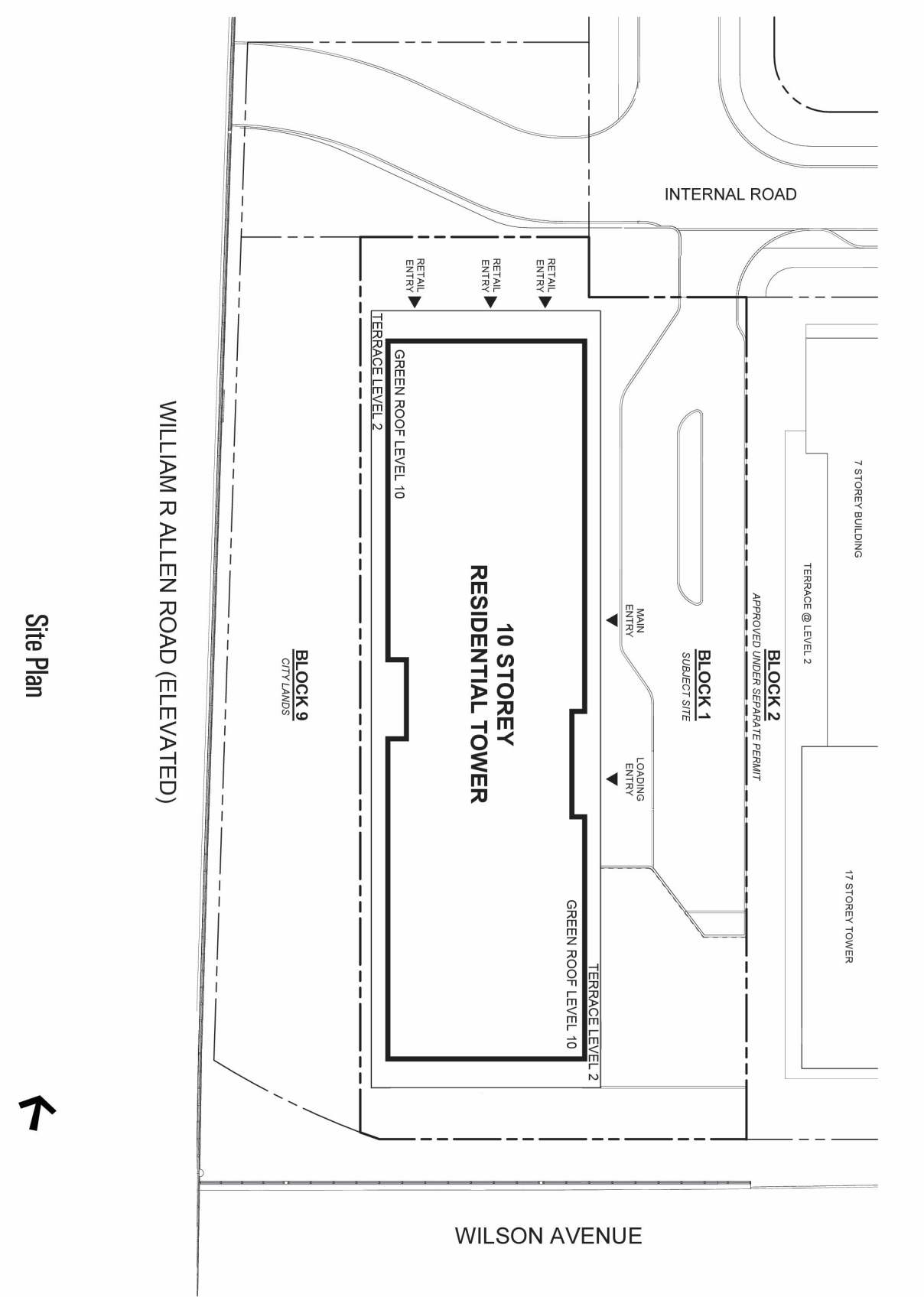
Core Employment Areas



Not to Scale  
Extracted: 11/07/2024

## Attachment 6: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment will be made available on or before the Planning and Housing Committee meeting on December 5, 2024.



Site Plan



Attachment 8: East Elevation



East Elevation

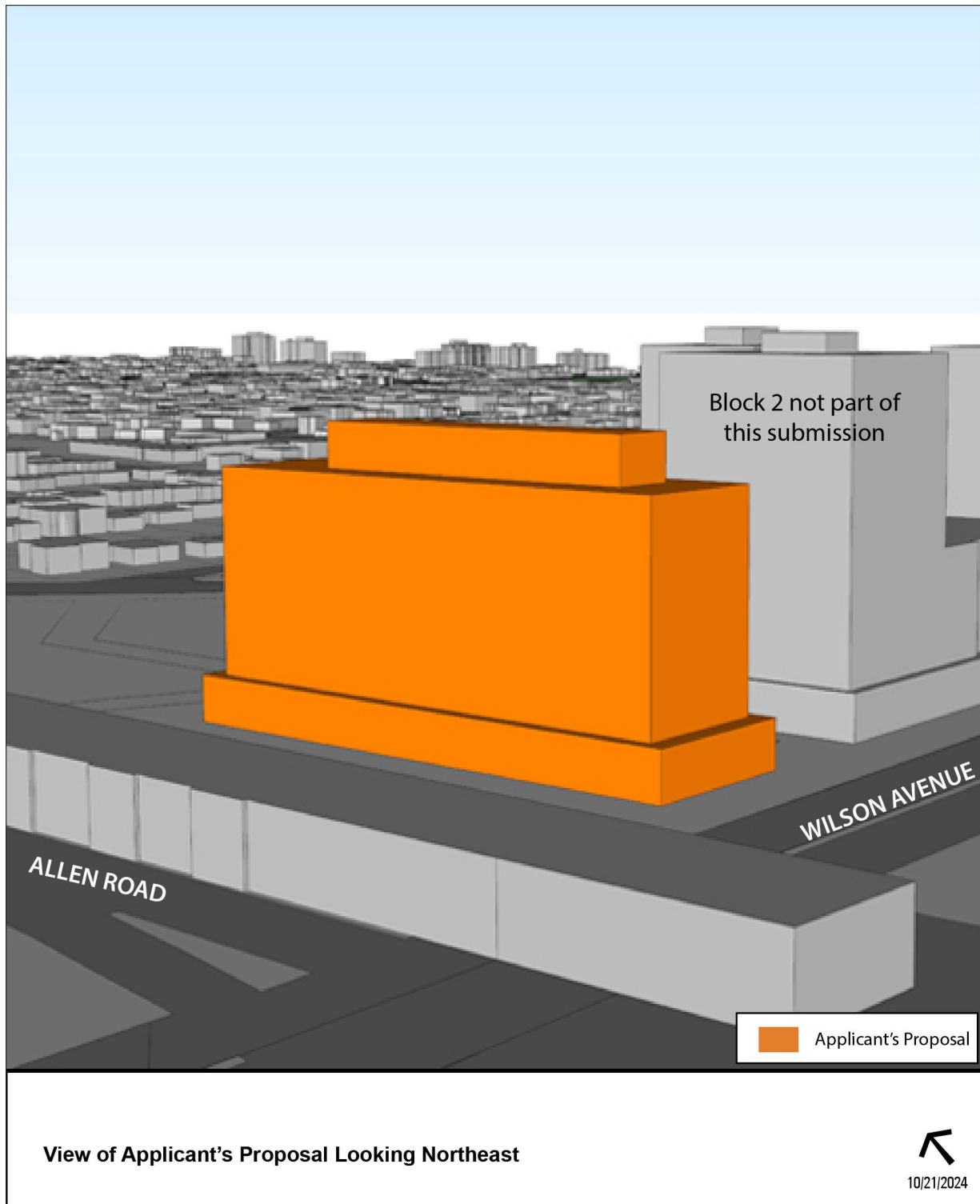


## Attachment 9: North Elevation



North Elevation

Attachment 10: 3D Massing Model Looking Northeast



## Attachment 11: 3D Massing Model Looking Southwest

