

Visioning Study for Jane and Wilson Area – Status Report

Date: April 10, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Number: 24 151539 WET 07 OZ

SUMMARY

This report provides a status update on the Visioning Study for the Jane and Wilson Area to develop a vision, goals, and principles to guide future growth and development in the area.

The study area is located entirely within a floodplain. As a result, development in this area is heavily regulated by the Toronto and Region Conservation Authority (TRCA) and the City to minimize flood risks and protect public safety and property.

The study will examine low-impact types of development that are currently permissible within the floodplain (i.e., improving existing parks, open space, streetscape and public realm, and creating safer pedestrian connections) and explore opportunities to better support existing commercial uses and employment areas. Additionally, the study will outline the process required for potentially unlocking future development in the area through flood remediation work.

Staff will continue to engage with the local community, local Ward Councillor, various City divisions and the TRCA. A Final Report is targeted for the first quarter of 2026.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District, recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

There are funds allocated towards this study in the City Planning Capital Budget.

EQUITY STATEMENT

The study provides a holistic approach to managing growth and change in the area, while considering potential impacts on equity-seeking groups, Indigenous and vulnerable residents of Toronto. The study will result in a vision for establishing a complete community that supports overall quality of life for people of all ages, abilities, and incomes. This will be achieved through promoting an accessible and vibrant public realm. Staff shall involve diverse voices through ongoing consultation and engagement. The community's feedback will inform the final recommendations.

DECISION HISTORY

On December 13, 14 and 15, 2016, Council directed staff to undertake a visioning study for the Jane and Wilson area, to develop a vision, goals, and principles to guide future growth and development in the area. See [2016.EY.18.54](#). Due in part to the Covid-19 pandemic, timing and staffing constraints, progress in this study has been delayed.

PARALLEL AND ALIGNED INITIATIVES

The following on-going city-led parallel initiatives overlap with the study objectives and may inform the study's deliverables:

RapidTO

The City Council-approved RapidTO: Surface Transit Network Plan (STNP) outlines the planned investment in Toronto's surface transit network. The goal of STNP is to establish a network of surface transit priority roadways along key arterial roads. The 35 Jane and 935 Jane Express bus routes are among the Toronto Transit Commission's (TTC) most heavily used. As such, Jane Street was identified by City Council as a Priority Roadway in the STNP ([2024.EX11.8](#)), and also by the TTC as part of the [5-Year Service and Customer Experience Action Plan \(2024–2028\)](#). Consultation on transit priority solutions (e.g., intersection and signal improvements, bus lanes) for Jane Street was completed in Fall 2024 and a final report to City Council is anticipated in Summer 2025.

Vision Zero

The Vision Zero Road Safety Plan is a comprehensive action plan focused on reducing traffic-related fatalities and injuries. The plan includes initiatives such as School Safety Zones (i.e., flashing beacons, pavement road markings, Watch Your Speed digital display boards, etc.) and Engineering Improvements. Within the study area, traffic-calming speed humps on Beverly Hills Drive have been installed through this plan.

Basement Flooding Protection Program

The City's Basement Flooding Protection Program is a multi-year program helping to reduce the risk of flooding by making improvements to the sewer and overland drainage routes. Implementation of this program is taking place in basement flood study areas across the City, including the Jane and Wilson Area.

Rockcliffe Riverine Flood Mitigation Project

The City is moving forward with several infrastructure improvement projects aimed at reducing flooding in the Rockcliffe-Smythe area, located south of the study area. These improvements are designed to increase the capacity of local waterways and upgrade the sewer system, capturing, holding and transporting more water away from homes and businesses. The Jane Street bridge over the Black Creek will be widened and replaced, as a result of this project, to reduce the risk of flooding.

Oakdale-Beverley Heights Neighbourhood Improvement Area

The study area is located within the Oakdale-Beverley Heights Neighbourhood Improvement Area, designated under the Toronto Strong Neighbourhoods Strategy 2020 (TSNS). The TSNS is the City's action plan for building and strengthening partnerships with residents, community agencies and businesses in Toronto's neighbourhoods.

STUDY AREA AND CONTEXT

Based on Council direction, the study area is bound by Chalkfarm Park to the north, Jane Street to the east, Highway 401 to the south, and Highway 400 to the west. See Attachment 1: Study Area.

The study area includes various retailers, surface parking, community services, institutions, employment areas and residential uses. Notable landmarks within the study area include North York Sheridan Mall, Downsview Arena, and the Black Creek.

POLICY CONTEXT

Provincial Planning Statement, 2024

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 (PPS). Section 5.2 of the PPS includes natural hazard policies, which generally direct development away from hazardous areas, including areas associated with flooding hazards, except in situations where a Special Policy Area (SPA) has been approved.

The study area is located entirely within a floodplain; however, the majority of the lands are also identified as being within an SPA. SPAs are areas within a community that have historically existed in a floodplain. These areas are subject to site-specific policies,

approved by the Province, that are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address significant social and economic hardships that would result from the strict adherence to provincial policies concerning development. New or intensified development within an SPA is generally not permitted.

Any change or modification to official plan policies, land use designations or boundaries applying to SPA lands, must be approved by the Province prior to the City approving such changes or modifications.

Official Plan Policies

The study area includes lands identified as *Avenues* and *Employment Areas* on Map 2 of the Official Plan. Urbanization is anticipated on *Avenues* and encouraged to create new housing and job opportunities, while improving the pedestrian environment. *Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects. The study area also includes a transit corridor along Jane Street as identified on the Higher Order Transit Corridor on Map 4 of the Official Plan.

Land uses for properties within the study area are illustrated on Official Plan Land Use Map 14. The study area is mainly designated *Mixed Use Areas* and *General Employment Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities. *General Employment Areas* are generally located on the periphery of *Employment Areas* on major roads where retail, service and restaurant uses can serve workers in the *Employment Areas* and would also benefit from visibility and transit access to draw in the broader public.

Much of the study area is also located within the Jane-Wilson: Black Creek Special Policy Area on Maps 10 and 11 of the Official Plan. Currently, the SPA designations and policies in the Official Plan for the Jane-Wilson area have not yet been approved by the Ontario Land Tribunal (i.e., Map 11 and Policy 3.4.5.). As such, the policies of the former City of North York Official Plan continue to apply to the SPA. Within the limits of the SPA, new buildings, or structures, including new additions as permitted within each land use designation, shall only be permitted subject to criteria, including the requirement for a permit from the TRCA and ensuring the development provides adequate flood proofing measures.

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

Zoning By-law

The study area contains a variety of zoning designations under Zoning By-law 569-2013 and the Former City of North York By-law 7625. The Wilson Avenue corridor consists of properties zoned Commercial Residential, Industrial Commercial, Residential Multiple,

Open Area Natural, and Open Space Recreation. The properties that are zoned Commercial Residential and Open Area Natural are located around the intersection of Jane Street and Wilson Avenue. The northwestern portion of the study area is primarily Residential Multiple and to the south, most lands are Industrial Commercial. See Attachment 3 of this report for the existing zoning designations within the study area.

Development Activity

The study area has experienced limited development activity due to constraints from the Black Creek regulatory floodplain. Since December 2016, the City has received two Site Plan applications, both of which are currently undergoing review.

STUDY SCOPE, PROCESS AND TIMING

Scope of Work

The study area is located in one of the most flood vulnerable areas in the TRCA's jurisdiction, where development is heavily regulated. Given these constraints to development, the study will examine and evaluate:

- types of development and site alteration that are permissible within the floodplain, including non-intrusive, low-impact, and passive uses, such as improving existing parks and open space;
- needed improvements to the streetscape and public realm (i.e., accessibility, safety, sustainability and quality);
- ways to repurpose surface-level parking lots and create safer pedestrian connections to existing retail and commercial uses;
- opportunities to better support existing commercial uses and employment areas; and
- the process required for potentially unlocking future development through flood remediation work.

Study Process and Timing

The study is being carried out in three phases.

The first phase was the initial consultation with a Technical Advisory Committee (TAC) and the community. The TAC is comprised of staff from Urban Design, Transportation Planning, Community Services and Facilities, Official Plan and Legislation, Parks Development, Urban Forestry, Ravines and Natural Features Protection, Development Engineering, Transportation Review, Economic Development, and the TRCA. Staff conducted initial analysis as described in the scope of work.

The study is currently in phase two. Staff are consolidating feedback collected to date to develop draft recommendations before presenting them to the TAC and community.

In phase three, staff will refine the draft recommendations based on feedback received from the TAC and a final community consultation meeting. The final recommendations

will then be considered by Etobicoke York Community Council in the first quarter of 2026. See Figure 1: Study Process and Timeline, below.



Figure 1: Study Process and Timeline

COMMUNITY AND STAKEHOLDER CONSULTATION

The study process consists of inclusive public consultations, as discussed below.

Community Consultation Meetings

Staff hosted three Community Consultation Meetings on October 26, 2017, February 5, 2020, and on March 4, 2025. Staff presented the purpose of the study based on City Council's motion, the planning policy framework, and an overview of the study process. The community was invited to discuss their experiences living and working in the study area.

Planners in Public Spaces (PIPS)

A PIPS consultation event was held on October 14, 2023, at the North York Sheridan Mall. Staff set up boards both inside and outside the Toronto Public Library in the lower level of the mall. The purpose of the PIPS was to raise awareness of the study for members of the community, local businesses, and other interested parties. City staff were at the event from 11:00 a.m. to 3:00 p.m. and engaged with approximately 30 people.

Online Survey

An online survey was posted on the study's webpage. The survey, which consisted of multiple-choice responses, ranking responses, and open forum responses, only received a total of 11 respondents.

All consultation feedback received will be used to inform the recommendations in the Final Report. There will be further consultation with the community and other stakeholders. Key highlights of feedback received to date include:

Safety Concerns:

- Escalating criminal activity, including assaults, substance abuse, loitering and encampments in parks.
- Illegal vendors at the Jane and Wilson intersection.
- Safety of pedestrian connections to retail and commercial uses, which currently require passing through surface level parking lots.

Flooding Issues:

- Concerns with basement flooding.

Economic Development and Viability:

- Lack of investment and development due to floodplain restrictions.
- Loss of commercial spaces and economic stagnation from vacant properties.
- Appreciation for local businesses and calls for entrepreneurial spaces, youth programs and support for single parents.
- Requests for more housing options, job opportunities and commercial/office spaces.

Transportation Challenges:

- Appreciation for availability of public transit.
- Concerns with auto-oriented development, poor walkability and public transit capacity.
- Concerns with heavy traffic along Wilson Avenue and crowded sidewalks impacting pedestrians and transit users.
- Road safety concerns for cyclists.

Public Realm and Community Amenities:

- Suggestions for additional greenery and community spaces, such as more parks and community gardens.
- Appreciation for Chalkfarm Park, the Black Creek, local schools and places of worship.
- Suggestion to improve pedestrian connections, lighting in public spaces, and sidewalk safety.

NEXT STEPS

The next phase of the study will focus on developing and refining draft recommendations based on a technical review of the area, a policy review of current legislation and study work, feedback from the community, and key interdivisional comments provided to the core study team from the TAC and the TRCA. The draft recommendations will be presented to the community for further comments.

Following the further consultation efforts in phase three of the study, a Final Report is targeted in the first quarter of 2026.

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SIGNATURE

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ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Study Area

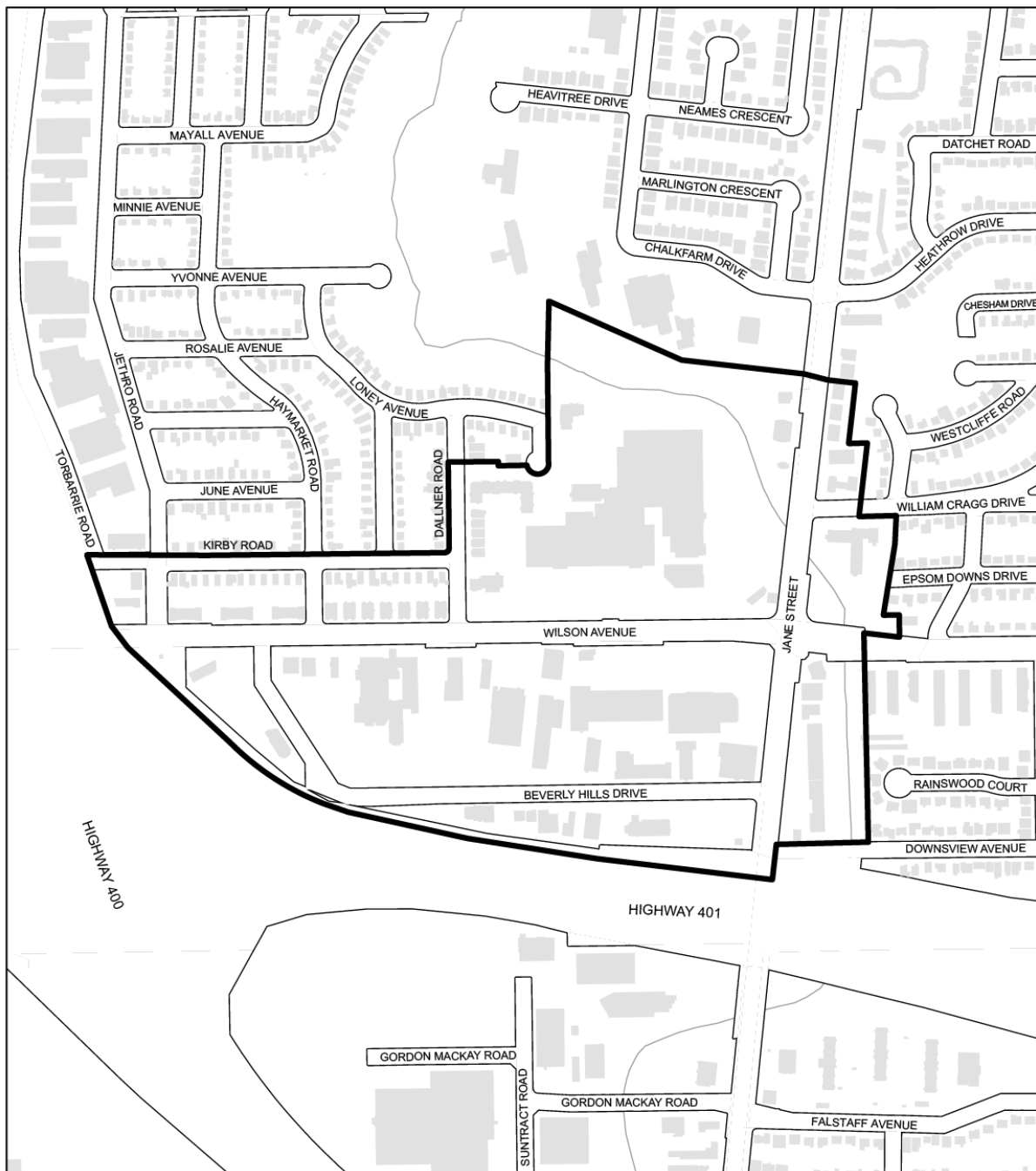
Attachment 2: Official Plan Land Use Map

Attachment 3: Existing Zoning By-law 569-2013 Map

Attachment 4: Black Creek: Jane-Wilson Special Policy Area Map

Attachment 5: Natural Heritage Features Map

Attachment 1: Study Area



Jane and Wilson Visioning Study Location Map

 Study Area Boundary


Not to Scale
Extracted: 04/02/2025

Attachment 2: Official Plan Land Use Map

NOTE: FOR REPORT PURPOSES ONLY



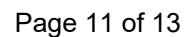
Official Plan Land Use Map # 13

Jane Wilson Visioning Study

- | | |
|--------------------------|--------------------------|
| Location of Application | Parks |
| Neighbourhoods | Regeneration Areas |
| Apartment Neighbourhoods | General Employment Areas |
| Mixed Use Areas | Core Employment Areas |
| Natural Areas | |

Not to Scale
Extracted: 04/02/2025

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Jane and Willson Visioning Study

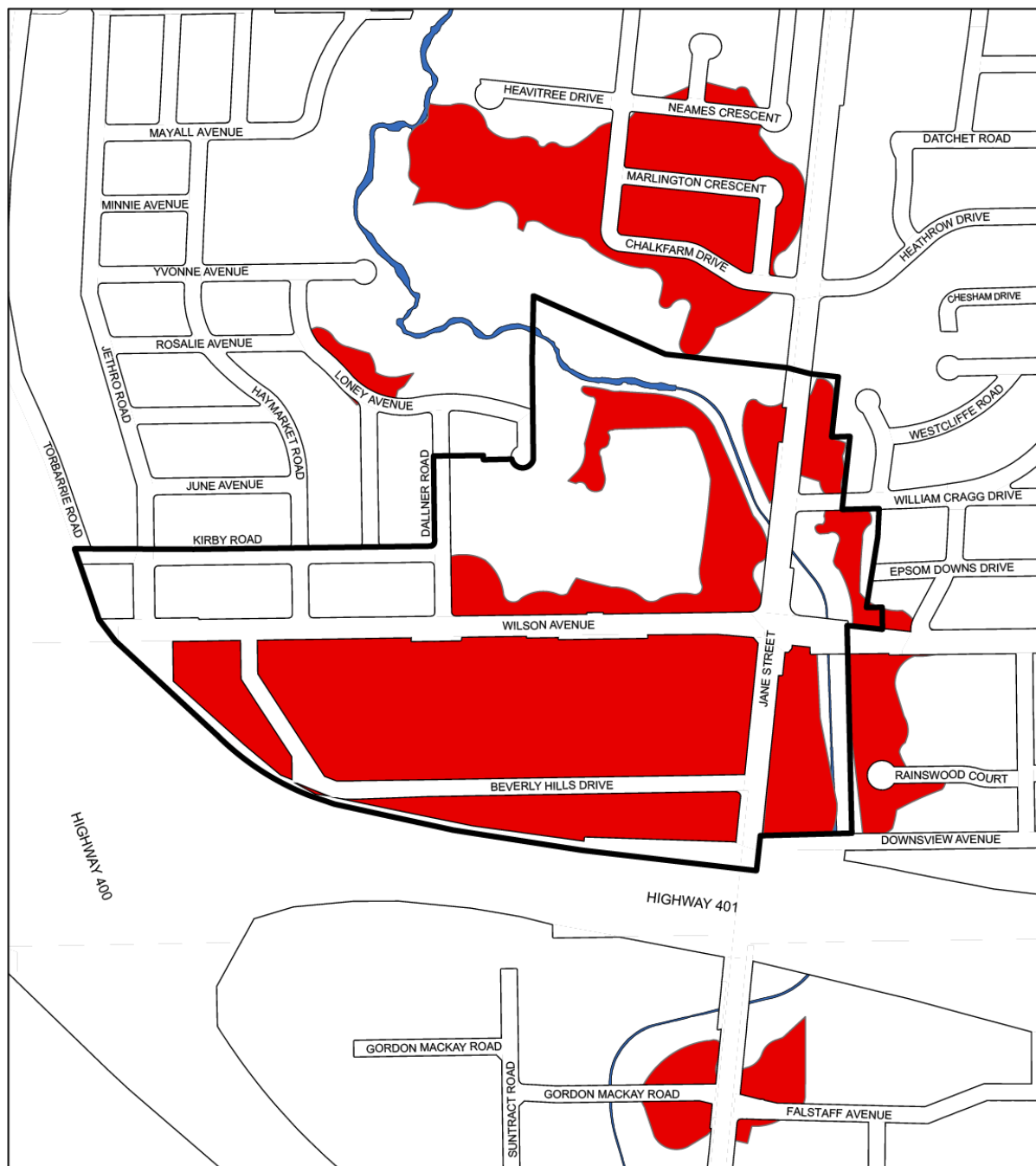
Location of Application		
RD Residential Detached	ON Open Space Natural	
RS Residential Semi-Detached	OR Open Space Recreation	
RT Residential Townhouse	UT Utility and Transportation	
RM Residential Multiple		
RA Residential Apartment		
RAC Residential Apartment Commercial		
CL Commercial Local		
CR Commercial Residential		
EL Employment Light Industrial		
IPW Institutional Place of Worship		

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

R4	One-Family Detached Dwelling Fourth Density Zone
R5	One-Family Detached Dwelling Fifth Density Zone
R6	One-Family Detached Dwelling Sixth Density Zone
RM2	Multiple-Family Dwellings Second Density Zone
RM4	Multiple-Family Dwellings Fourth Density Zone
C1	General Commercial Zone
C3	District Shopping Centre Zone
M1	Industrial Zone One
MC	Industrial-Commercial Zone

Not to Scale
Extracted: 04/02/2025

Attachment 4: Black Creek: Jane-Wilson Special Policy Area Map



Jane and Wilson Visioning Study Special Policy Area

 Study Area Boundary  Special Policy Area



Not to Scale
Extracted: 04/03/2025

Attachment 5: Natural Heritage Features Map



Jane and Wilson Visioning Study Natural Heritage

 Study Area Boundary

 Natural Heritage Systems



Not to Scale
04/02/2025