

50 Wilson Heights Boulevard (Block 1) – Zoning By-law Amendment

Date: December 9, 2025

To: City Council

From: Executive Director, Development Review Division

Ward: 6 – York Centre

Planning Application Numbers: 24 211509 NNY 06 OZ

SUMMARY

On December 5, 2024, through Item PH17.3, Community Planning staff recommended approval of the application to amend the Zoning By-law at 50 Wilson Heights Boulevard (Block 1) to the Planning and Housing Committee. The application was adopted at City Council on December 17, 2024 but final bills were withheld.

The applicant has now proposed revisions to the application which require further modifications to the Council endorsed Zoning By-law Amendment. As revised, the proposal would slightly increase the building height, modify the building setback, remove the requirement for dwelling units on the ground floor, reduce the amenity rates, and remove the parking rate requirement.

This report summarizes the consideration of these proposed amendments by staff.

RECOMMENDATIONS

The Executive Director, Development Review Division recommends that City Council amend the previous decision on PH17.3 by:

1. Amending Part 1 by deleting the words “Attachment 6 to the report (November 21, 2024) from the Executive Director, Development Review”, and replacing it with “Attachment 1 to this report” so that Part 1 now reads as follows:

a) 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 in 2024 as 50 Wilson Heights Boulevard (Block 1), substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to this report.

2. City Council determine that pursuant to Section 34(17) of the *Planning Act*, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 1.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

APPLICATION BACKGROUND

Council Adopted Proposal

Council considered the proposed Zoning By-law Amendment at the December 17 and 18, 2024 Council Meeting. A link to the report is available here: [Agenda Item History - 2024.PH17.3](#).

The proposal adopted by City Council: permits modifications to the development standards for a 10-storey residential building with 209 market condominium dwelling units at 50 Wilson Heights Boulevard; provides for non-commercial uses on the ground floor (minimum 275 square metres), and also identifies lands known as Block 9 to be protected for Toronto Water infrastructure (denoted as Blocks 1 and 9 on the draft Plan of Subdivision (City File 19 232756 NNY 06 SB). Previously approved office uses were removed.

Proposed Revised Proposal

The revisions below, supported by staff, would permit further modifications to the development standards to facilitate development of a building that has total of 13-stories and a total of 277 residential units (Block 1):

- A revised height from 47 metres to 49 metres for a building within Area A (Block 1);
- A revised height for any structures on the roof of a building within Area A (Block 1) from 235 metres above sea level to 237 metres above sea level;
- A revised minimum main wall stepback facing north or south located entirely below a height of 23 metres for a building located within Area A (Block 1) from 3 metres to 2 metres;
- Removal of the requirement for first storey dwelling units to have access directly onto a street for a building within Area A (Block 1), due to the adjacent Toronto Water easement (Block 9);
- Revised indoor and outdoor amenity space for a building within Area A (Block 1) from 2.0 square metres to 1.5 square metres, Structural
- Removal of site specific parking rates in the Zoning By-law to align with the City- wide parking By-law and Provincial Policy regarding development in the vicinity of a Major Transit Station Area (MTSA).

The revisions made to the application are reflected in the revised draft Zoning By-law Amendment (Attachment 1). A site plan and elevations reflecting the revised proposal are attached as Attachments 2, 3, 4, 5 and 6 to this report.

COMMENTS

Staff support the proposed revisions to the application as they would facilitate a building form that provides additional residential units located within a Major Transit Station Area. The proposed height increase is minor as the permissions in By-law 228-2020 as revised permitted a height of 45 metres and 10 storeys. Structures on the roof of a building in Area A were also permitted to a maximum of 235 metres above sea level. The other modifications are appropriate and will facilitate development of Block 1 as they recognize the requirement of Block 9 as an easement for Toronto Water infrastructure negates a public roadway while still providing the affected residential unit access at grade.

The proposed indoor and outdoor amenity space is also considered acceptable for the residential units in the building.

The minimum parking rate has been removed as the lands are now within the Wilson Major Transit Station Area and the prescription for a parking requirement is no longer permitted in the zoning by-law. Despite this, non-residential vehicular parking has been secured on the whole of the lands through a lease agreement with the City, including a minimum of 2 parking spaces for community centre uses, a minimum of 2 parking spaces for day nursery uses, and a minimum of an additional 146 non-residential parking spaces.

The proposal is also part of an overall development of City owned lands that will provide for a mixed-use development at 50 Wilson Heights Boulevard with 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.

The proposed modifications are consistent with the Provincial Planning Statement (2024) and conforms to the City of Toronto Official Plan. They are considered minor, and staff recommends that pursuant to Section 34(17), no further notice is required.

CONTACT

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SIGNATURE

Valesa Faria
Executive Director
Development Review Division

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment
Attachment 2: Site Plan
Attachment 3: North Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: East Elevation

Attachment 1: Draft Zoning By-law Amendment

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on ~, 2025

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 50 Wilson Heights Boulevard.

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.

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. By-law 228-2020 is repealed and replaced with this by-law.
3. 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.
4. 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 990.10 and applying the following zone label to these lands: CR 3.99 (c2.0; r3.8) SS2 (x227) and OR, as shown on Diagram 2 attached to this By-law.
5. 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 Section 995.10.1, and applying the following Policy Area label to these lands: PA 3, 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 Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 55.5, HT 55.3, HT 49, and HT 40, as shown on Diagram 4 attached to this By-law.

7. 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 Section 995.30.1, as shown on Diagram 5 attached to this By-law.
8. 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 Section 995.40.1, as shown on Diagram 5 attached to this By-law.
9. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.11.10 Exception Number 227 so that it reads:

(227) Exception CR 227

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 the lands at 50 Wilson Heights Boulevard subject to this By-law, a building, structure, addition, or enlargement may be erected or used if it complies with (B) to (JJ) below;
- (B) For the purposes of this exception, the lot is defined as Area A, Area B, Area C and Area D within the heavy black lines on Diagram 1 attached to By-law [Clerks to insert By-law number];
- (C) In addition to clauses 40.10.20.10 and 40.10.20.20, the following uses are permitted under the letter "c" in the zone label referred to in regulations 40.5.1.10(3)(A)(i) and (ii): day nursery, eating establishment, private school, public parking, public school, and take-out eating establishment;
- (D) The maximum building height must not exceed the height in metres specified by the numbers following the symbol HT as shown on Diagram 6 attached to [Clerks to insert By-law number];
- (E) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a building or structure is the distance between 188.7 metres above sea level and the elevation of the highest point of the building or structure.
- (F) Despite regulations 40.5.40.10(3), any structures on the roof of a building may exceed the permitted maximum height for that building as follows up to a maximum of:
 - (i) 237 metres above sea level for Area A;
 - (ii) 244 metres above sea level for Area B;
 - (iii) 244 metres above sea level for Area C; and
 - (iv) 244 metres above sea level for Area D.
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum building setbacks in metres are as shown on Diagram 6 of By-law [Clerks to

insert By-law number].

- (H) Despite regulation 40.10.40.70(2), no building or structure may penetrate a 45 degree angular plane projected from the average elevation of the ground along a lot line of a lot in the Residential Zone category.
- (I) In Area A as shown on Diagram 1 of [Clerks to insert By-law number], any portion of a building located within the area labelled HT 49 on Diagram 6 of By-law [Clerks to insert By-law number], and:
 - (i) having a height greater than 23.0 metres must have a minimum main wall stepback of:
 - (a) 1.5 metres measured from the exterior of a main wall of any storey of the same building located entirely below a height of 23.0 metres and facing east or west;
 - (b) 2.0 metres measured from the exterior of a main wall of any storey of the same building located entirely below a height of 23.0 metres and facing north or south; and
 - (c) the above stepbacks are only to be applied where the portion of the building is labelled at HT23 on Diagram 6 attached to [Clerks to insert By-law number].
 - (ii) having a height greater than 16.0 metres must have a minimum main wall stepback of:
 - (a) 1.5 metres measured from the exterior of a main wall of any storey of the same building located entirely below a height of 16.0 metres and facing east or west;
 - (b) 3.0 metres measured from the exterior of a main wall of any storey of the same building located entirely below a height of 16.0 metres and facing north or south; and
 - (c) the above stepbacks are only to be applied where the portion of the building is labelled at HT16 on Diagram 6 attached to [Clerks to insert By-law number].
- (J) In Area B, as shown on Diagram 1 attached to [Clerks to insert By-law number]:
 - (i) the permitted maximum gross floor area above a height of 23 metres is 750 square metres of each storey of each tower;
 - (ii) each tower must be separated by at least 25.0 metres from each other tower;
 - (iii) a maximum of three towers is permitted; and
 - (iv) "tower" means the portions of a building which collectively enclose the entirety of a storey higher than 23 metres above 188.7 metres above sea level.
- (K) In Area B as shown on Diagram 1 of [Clerks to insert By-law number], any portion of a building located within the area labelled HT 55.5 on Diagram 6 of

[Clerks to insert By-law number], and:

- (i) having a height greater than 23.0 metres must have a minimum main wall stepback of:
 - (a) 3.0 metres, measured from the exterior of the main wall of any storey of the same building located entirely below a height of 23.0 metres; and;
 - (b) the above stepbacks are only to be applied where the portion of the building is labelled at HT23 on Diagram 6 attached to [Clerks to insert By-law number].
- (ii) having a height greater than 16.0 metres must have a minimum main wall stepback of:
 - (a) 3.0 metres, measured from the exterior of the main wall of any storey of the same building located entirely below a height of 16.0 metres; and;
 - (b) the above stepbacks are only to be applied where the portion of the building is labelled at HT16 on Diagram 6 attached to [Clerks to insert By-law number].
- (L) In Area C, as shown on Diagram 1 attached to [Clerks to insert By-law number], the portions of a building or structure located above the first five storeys of the building must be set back a minimum of 3 metres from the main wall below the first to the fifth storeys of the building excluding the main wall facing a lot line not abutting a street.
- (M) In Area D, as shown on Diagram 1 attached to [Clerks to insert By-law number]:
 - (i) the permitted maximum gross floor area of each storey above a height of 23 metres is 750 square metres of each storey of each tower;
 - (ii) a maximum of one tower is permitted; and;
 - (iii) "tower" means the portions of a building which collectively enclose the entirety of a storey higher than 23 metres above 188.7 metres above sea level.
- (N) In Area D, as shown on Diagram 1 attached to [Clerks to insert By-law number], the portions of a building or structure located above the first five storeys of the building must be set back a minimum of 3 metres from the main wall from the first to fifth storeys of the building.
- (O) Despite regulation 40.10.40.60(1), a platform or balcony attached to the main wall with a floor level higher than the floor level of the first storey of a building:
 - (i) may not be provided on the main wall directly above and adjacent to (within 1 metre) of the outdoor area associated with the day nursery use; and
 - (ii) must be inset and must not be located closer to a lot line than the main wall to which it is attached:
 - (a) in Area A, between the second and sixth storeys of the building inclusive;
 - (b) in Area B, between the second and sixth storeys of the building inclusive;
 - (c) in Area C, between the second and fifth storeys of the building inclusive; and

- (d) in Area D, between the second and fifth storeys of the building inclusive.
- (iii) may project a maximum of 1.5 metres from the main wall to which it is attached:
 - (a) in Area A, above the first six storeys of the building;
 - (b) in Area B, above the first six storeys of the building;
 - (c) in Area C, above the first five storeys of the building; and
 - (d) in Area D, above the first five storeys of the building.
- (P) The permitted maximum gross floor area of all buildings and structures on the lands is 125,675 square metres, excluding the area occupied by a parking garage or public parking below ground, as follows:
 - (i) the permitted maximum gross floor area for residential uses is 123,355 square metres;
 - (ii) despite clause 40.10.20.100, a minimum of 600 square metres, and maximum of 2,000 square metres of gross floor area for retail, service, and entertainment uses must be provided and no individual retail, service, and entertainment use may exceed more than 1,800 square metres;
 - (iii) a minimum gross floor area of 920 square metres must be provided for community centre uses; and
 - (iv) a minimum gross floor area of 800 square metres must be provided for day nursery uses.
- (Q) The non-residential uses in Regulation P(ii) must be located in Area A and Area B, and be a minimum of 275 square metres in Area A, as shown on Diagram 1 attached to [Clerks to insert By-law number].
- (R) Despite regulation 40.10.40.1(1), dwelling units may be located in the first storey of a building if the dwelling units have direct access to a street;
 - (i) this provision shall not apply to any building in Area A as shown on Diagram 1.
- (S) A minimum outdoor area of 278 square metres associated with the day nursery use must be provided contiguous with the interior floor area of the day nursery and must be set back at least 1.5 metres from a lot line.
- (T) Continuous surface walkways must be provided in accordance with the following:
 - (i) one surface walkway must be located in the general location of Proposed Midblock Connection on Diagram 6 of [Clerks to insert By-law number] which abuts Wilson Avenue on the south and the street labelled Public Street 1 on the north;
 - (ii) one surface walkway must be located in the general location of Proposed Midblock Connection on Diagram 6 of [Clerks to insert By-law number] which abuts the west lot line on the west and the street labelled Public Street 2 on the east;
 - (iii) each must remain accessible to the public at all times; and

- (iv) each may be covered but may not be entirely enclosed.
- (U) Publicly-accessible open space comprising landscaping must be provided at a minimum of 200 square metres located in the general location of the Publicly-accessible Open Space adjacent to the intersection of Wilson Avenue and Wilson Heights Boulevard identified on Diagram 6 attached to [Clerks to insert By-law number].
- (V) Despite regulations 200.5.1.10(2) and 200.5.1(3), any public parking spaces provided may have a minimum length of 5.2 metres, provided they are accessed by a drive aisle having a width of 7.0 metres or more.
- (W) Despite regulation 200.15.1.5(1) (B), accessible parking spaces may be located in the basement parking levels.
- (X) Regulation 40.10.100.10(1)(C) does not apply.
- (Y) Despite clause 220.5.10.1, loading spaces for the entirety of the lot must be provided in accordance with the following:
 - (i) For Area A, as shown on Diagram 1 attached to [Clerks to insert By-law number], provide a minimum of 1 Type "G" loading space;
 - (ii) For Area B, as shown on Diagram 1 attached to [Clerks to insert By-law number], provide a minimum of 1 Type "G" loading space and 1 Type "C" loading space;
 - (iii) For Area C, as shown on Diagram 1 attached to [Clerks to insert By-law number], provide a minimum of 1 Type "G" loading space; and
 - (iv) For Area D, as shown on Diagram 1 attached to [Clerks to insert By-law number], provide a minimum of 1 Type "G" loading space and 1 Type "C" loading space.
- (Z) Despite regulation 230.5.1.10(4), if a stacked bicycle parking space is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such stacked bicycle parking space is 0.43 metres.
- (AA) A minimum of 15 percent of the total number of dwelling units must contain two bedrooms.
- (BB) A minimum of 10 percent of the total number of dwelling units must contain a minimum of three bedrooms.
- (CC) Despite regulation 230.40.1.20(2), a "short-term" bicycle parking space may be more than 30 metres from a pedestrian entrance to the building on the lot.
- (DD) Equipment, structures or parts of a building must comply with the following:
 - (i) the total area of all equipment, structures, or parts of a building may cover no more than 70 percent of the area of the roof, measured horizontally;
 - (ii) if any equipment, structures, or parts of a building are located within 6.0 metres of a lot line abutting a street, their total horizontal dimension,

- measured parallel to the street, may not exceed 20 percent of the width of the building's main walls facing that street; and
- (iii) any such equipment or structures facing a street, must be set back from the exterior of the main wall of the storey below.
- (EE) Despite regulation 40.10.40.10(5), in Areas A, B, C, and D as shown on Diagram 1 attached to [Clerks to insert By-law number], the required minimum height of the first storey, as measured between the floor of the first storey and the ceiling of the first storey, is 4.5 metres for non-residential uses and 3.0 metres for residential uses.
- (FF) Despite regulation 40.5.80.10(1), a parking space must be on the same lot as the use for which the parking space is required.
- (GG) Despite section 200.15, accessible parking spaces must be provided in accordance with the following:
- (i) an accessible parking space must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres.
 - (ii) the entire length of an accessible parking space must be adjacent to a 1.5-metre-wide accessible barrier-free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017.
 - (iii) accessible parking spaces must be provided at the following minimum rates:
 - (a) if the number of required parking spaces is 25 to 100, a minimum of 1 parking space for every 25 parking spaces or part thereof; and
 - (b) if the number of required parking spaces is more than 100, a minimum of 4 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces.
 - (iv) for the purpose of this exception, "accessible" means free of physical, architectural, or design barriers that would restrict access or use by a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11.
- (HH) Despite regulation 230.5.1.10(9), a required "long-term" bicycle parking space for uses other than dwelling units may be located:
- (i) on the first storey of the building;
 - (ii) on the second storey of the building; or
 - (iii) on levels of the building below ground commencing with the first level below ground and moving down, in one-level increments when at least 50 percent of the area of that level is occupied by bicycle parking spaces, until all required bicycle parking spaces have been provided.
- (II) Despite regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to [Clerks to insert By-law number], no land may be used and no building or structure may be erected or used, except for below-ground structures and foundations, unless:

- (i) For Area A and B, the street identified as Public Street 1, as shown on Diagram 1 attached to [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing street;
 - (ii) For Area C and D, the street identified as Public Street 2, as shown on Diagram 1 attached to [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing street;
 - (iii) For Area A and B, all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the street identified as Public Street 1, as shown on Diagram 1 attached to [Clerks to insert By-law number], and are operational; and
 - (iv) For Area C and D, all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the street identified as Public Street 2, as shown on Diagram 1 attached to [Clerks to insert By-law number], and are operational.
- (JJ) Despite regulation 40.10.40.50(1), indoor and outdoor amenity space must be provided at a minimum rate of 1.5 square metres for each dwelling unit.

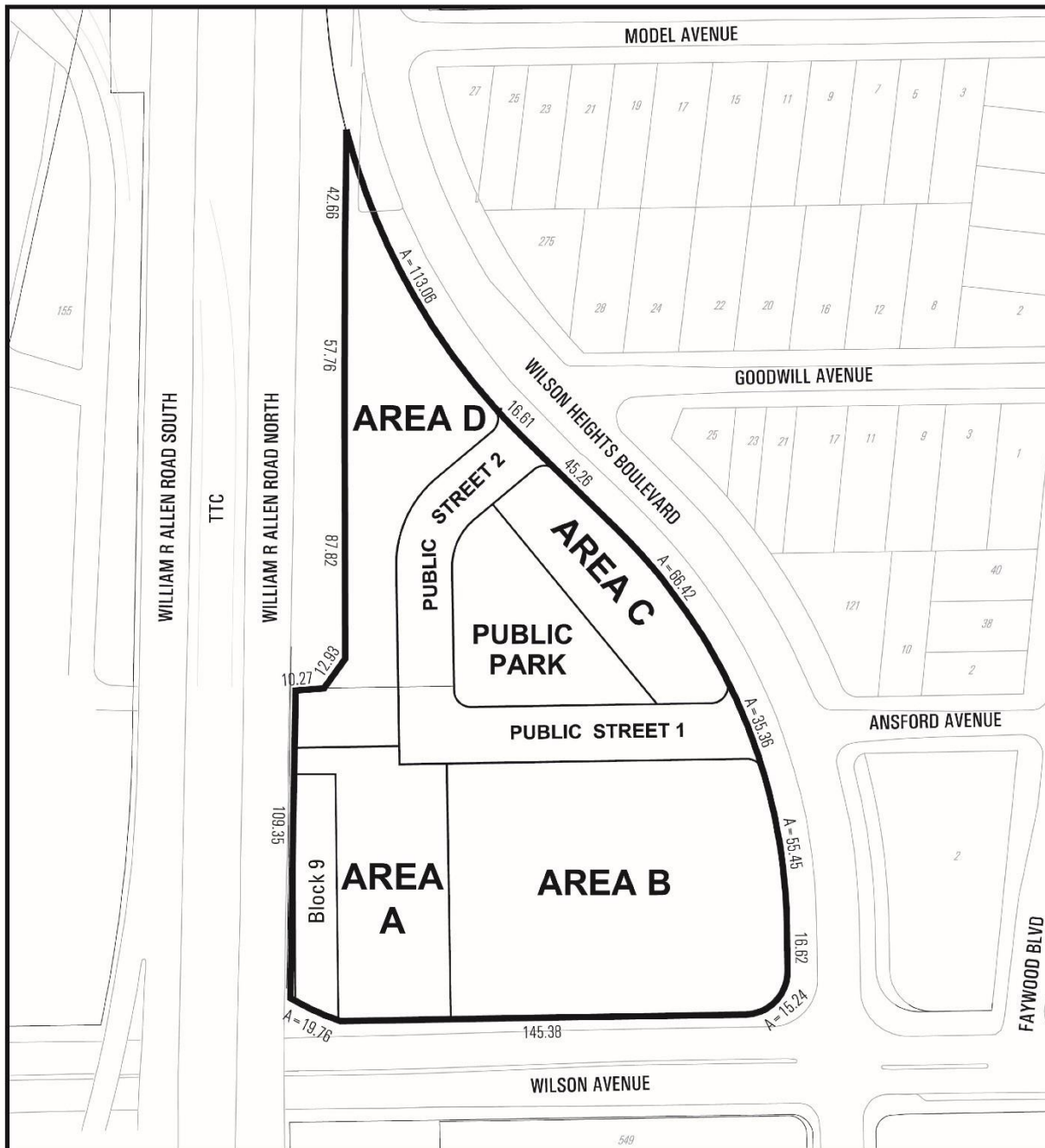
Prevailing By-laws and Prevailing Sections: (none apply)

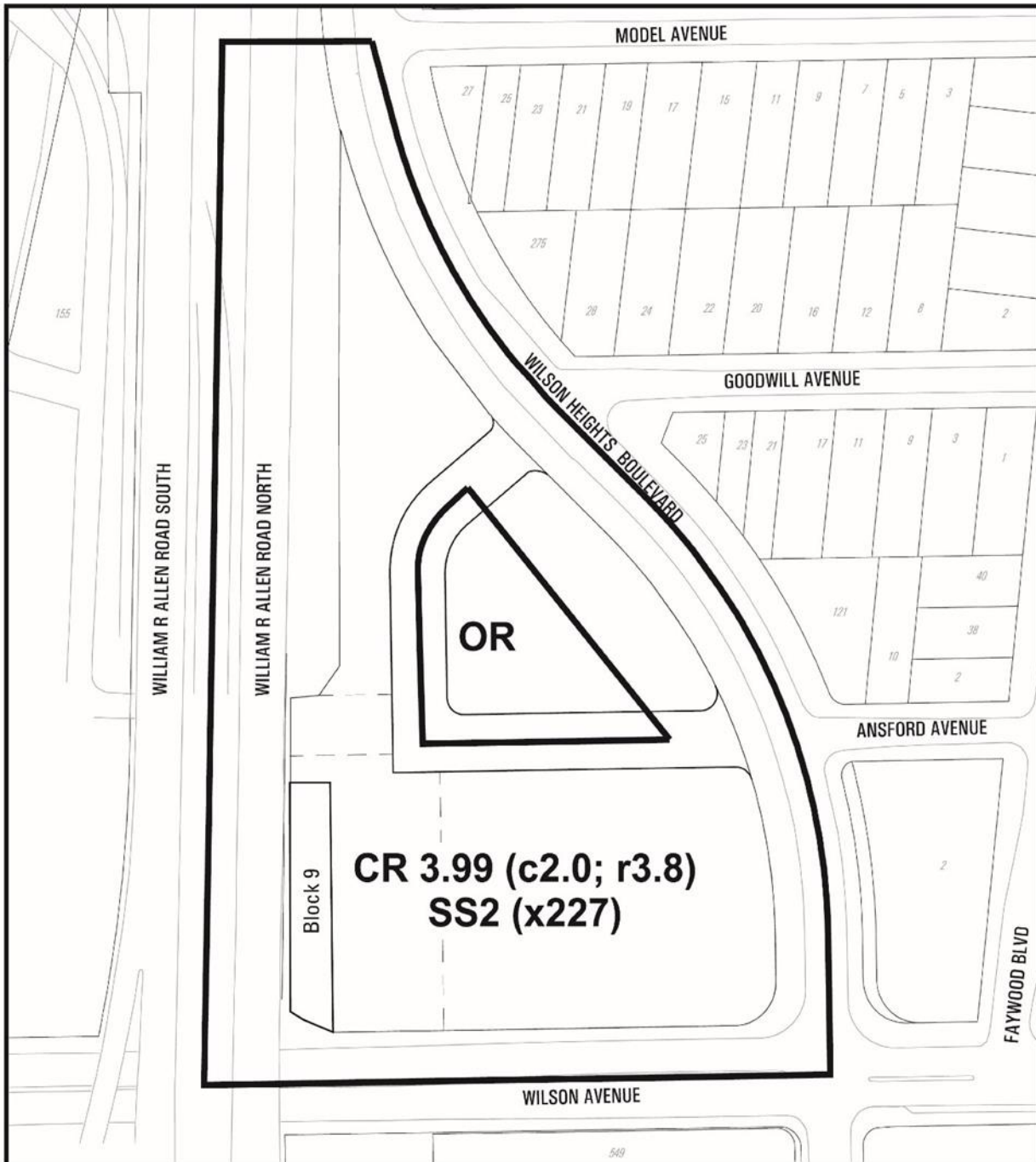
- 10. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law will apply as if no severance, partition, or division occurred.
- 11. Car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
- 12. Car-share parking space means a parking space that is exclusively reserved and actively used for car-sharing.

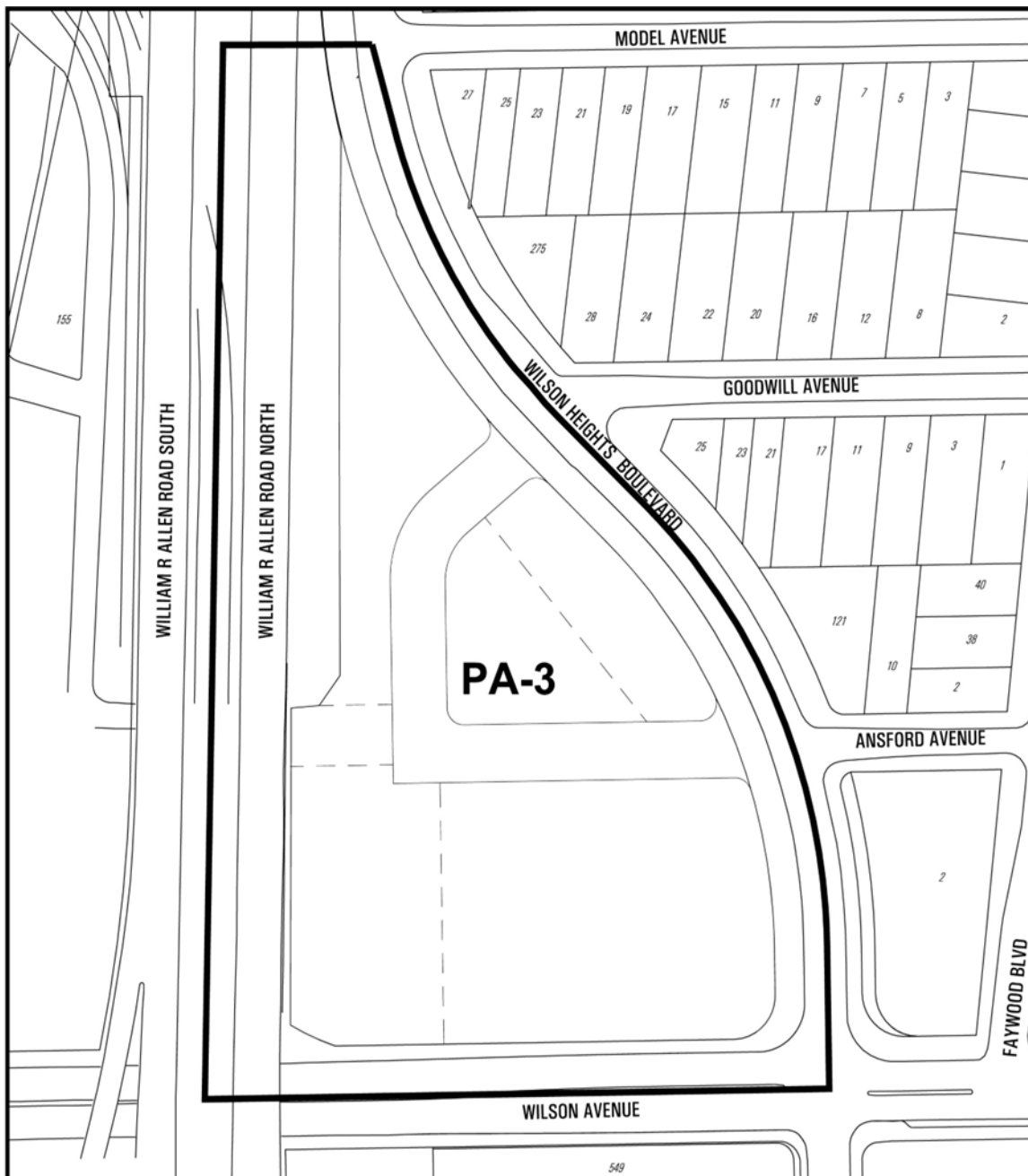
Enacted and passed on

Speaker City Clerk

(Seal of the City)





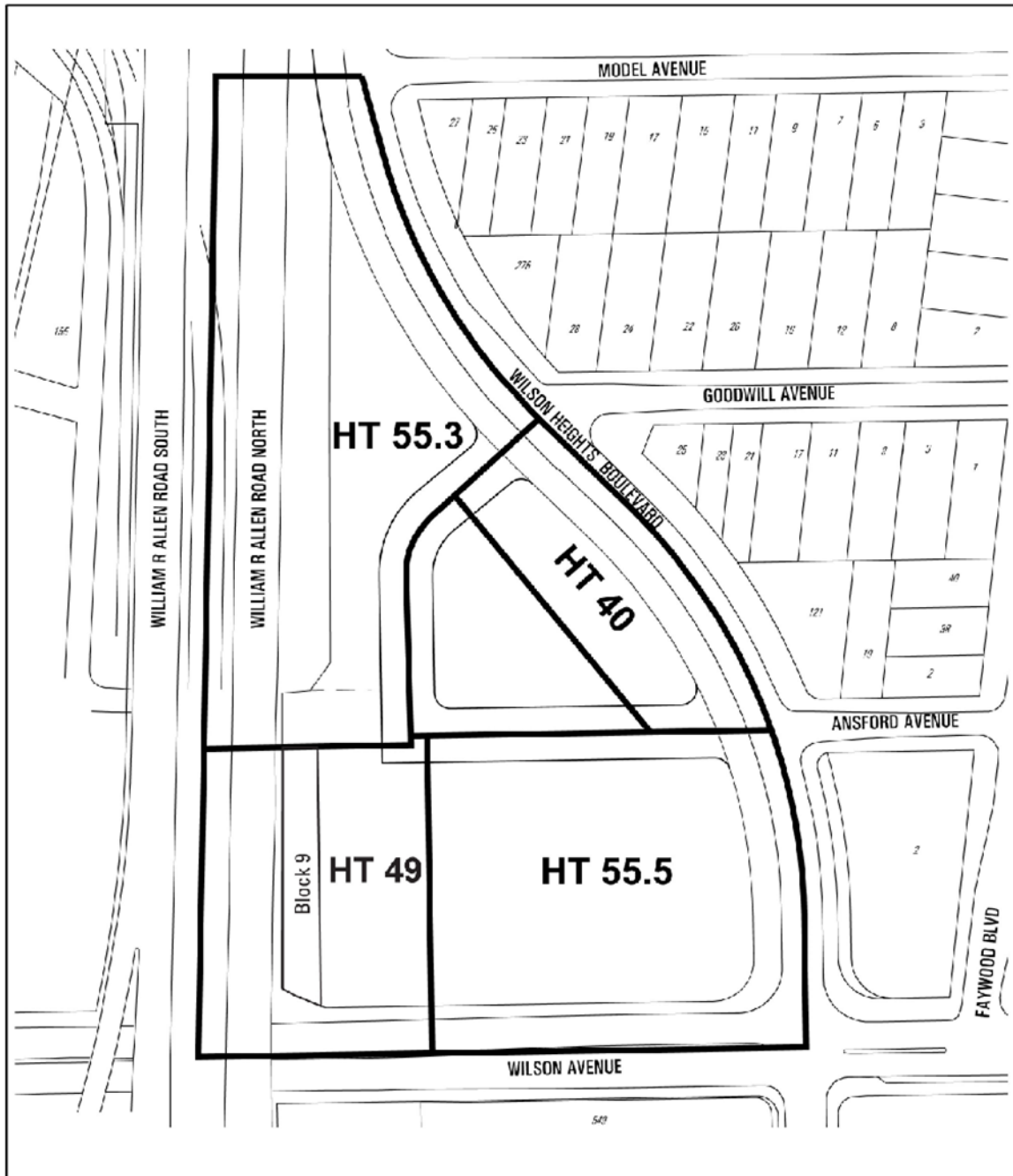


Toronto
Diagram 3

50 Wilson Heights Boulevard

File # 19 114174 NNY 06 0Z

City of Toronto By-law 569-2013
Not to Scale
01/31/2020



Toronto
Diagram 4

50 Wilson Heights Boulevard

File # 24 211509 NNY 06 02

City of Toronto By-law 569-2013
Not to Scale
11/27/2025

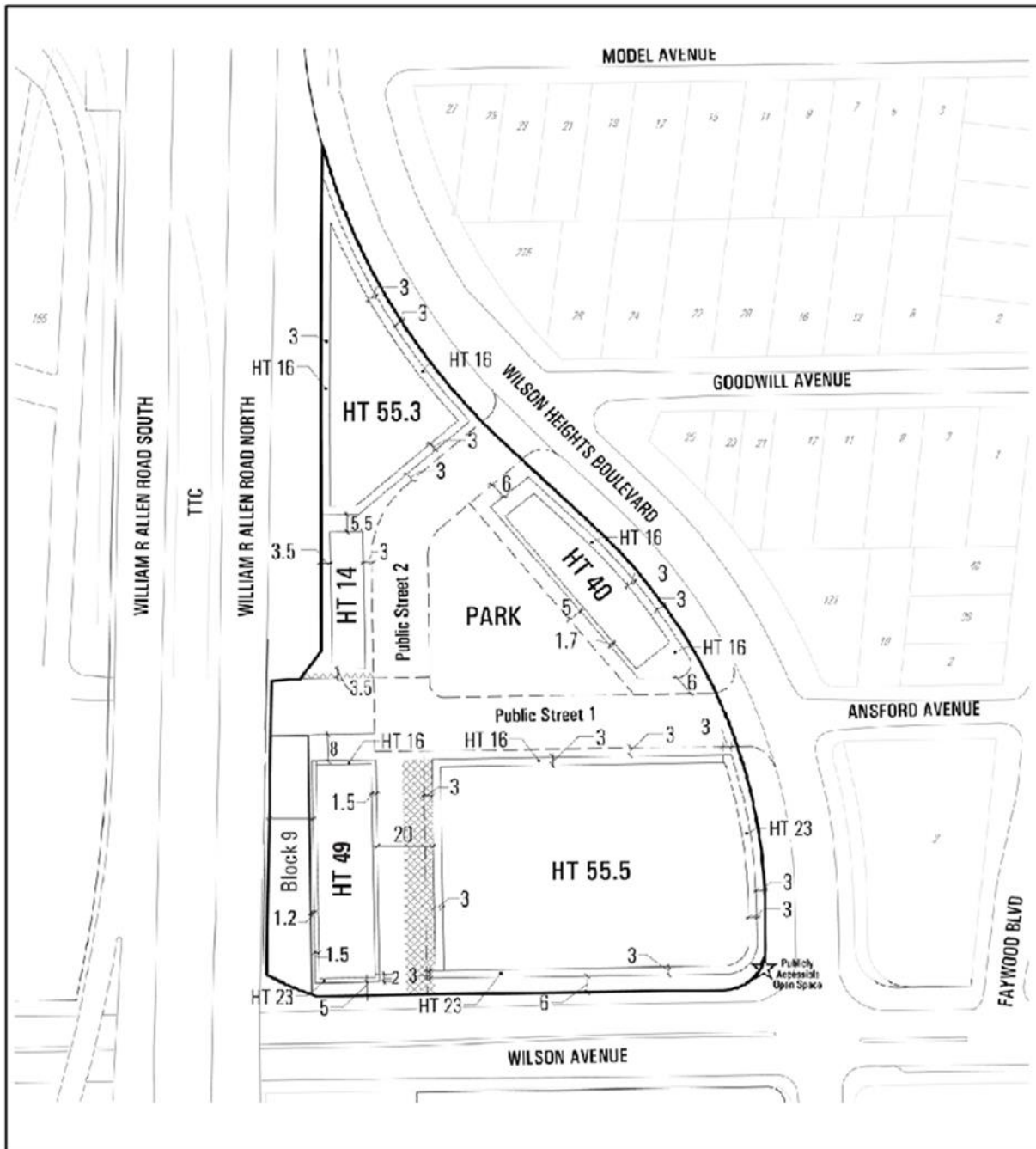


Toronto
Diagram 5

50 Wilson Heights Boulevard

File # 19 114174 NNY 06 0Z

City of Toronto By-law 569-2013
Not to Scale
01/31/2020




TORONTO
Diagram 6

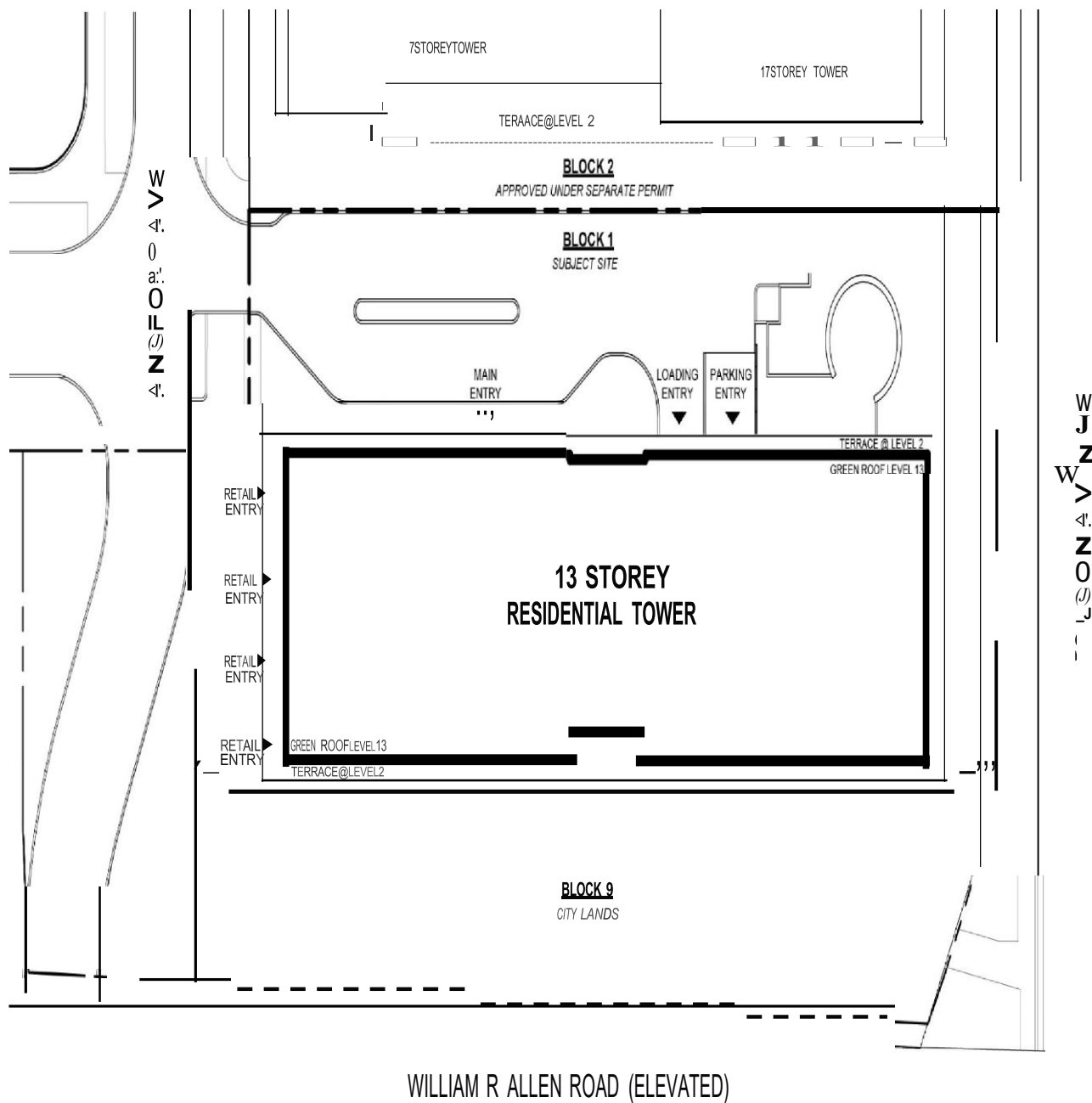
50 Wilson Heights Boulevard

File # 24 211509 NNY 06 0Z

 Proposed Midblock Connection

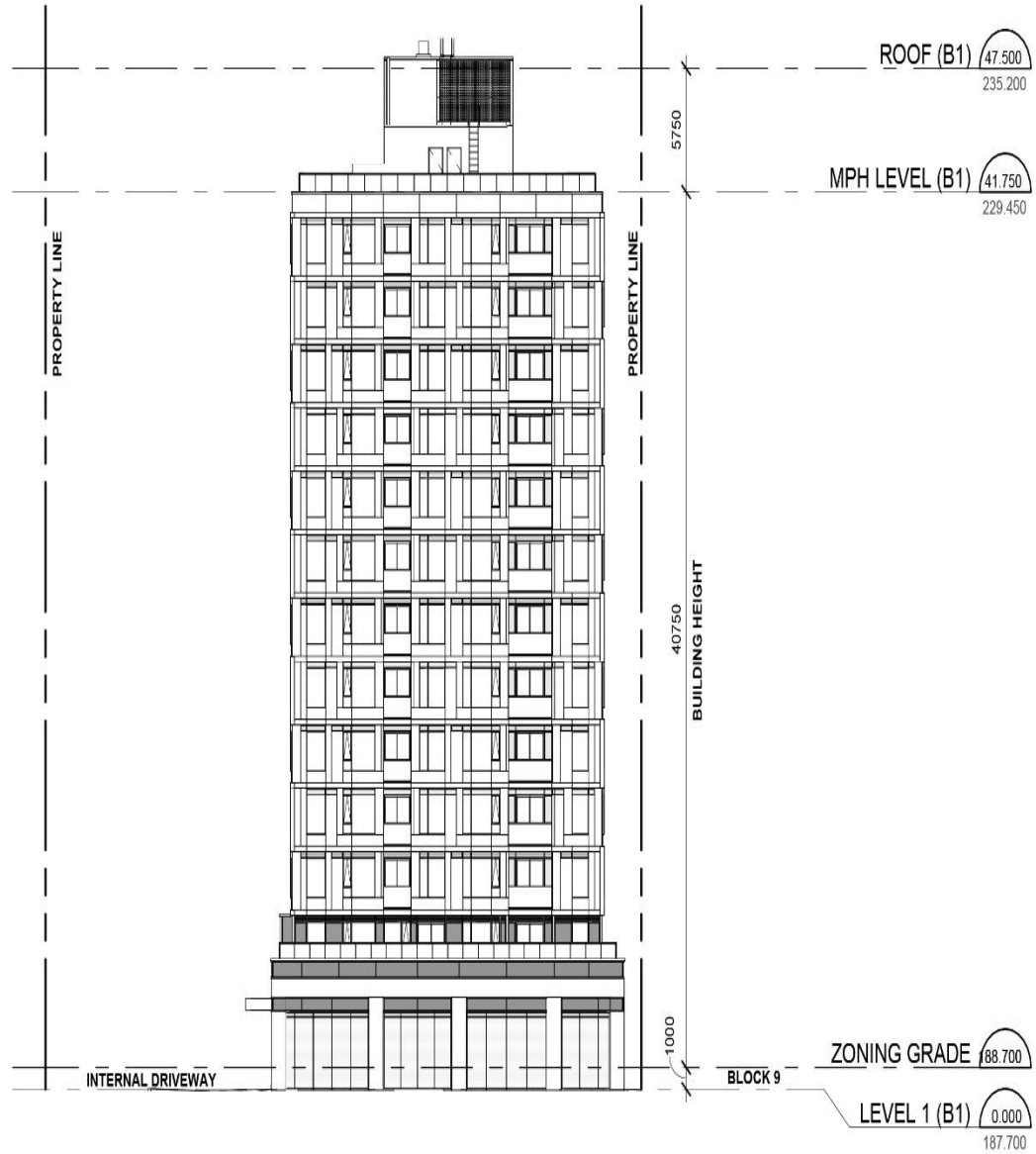

City of Toronto By-law 569-2013
Not to Scale
11/27/2025

Attachment 2: Site Plan



Site Plan

Attachment 3: North Elevation



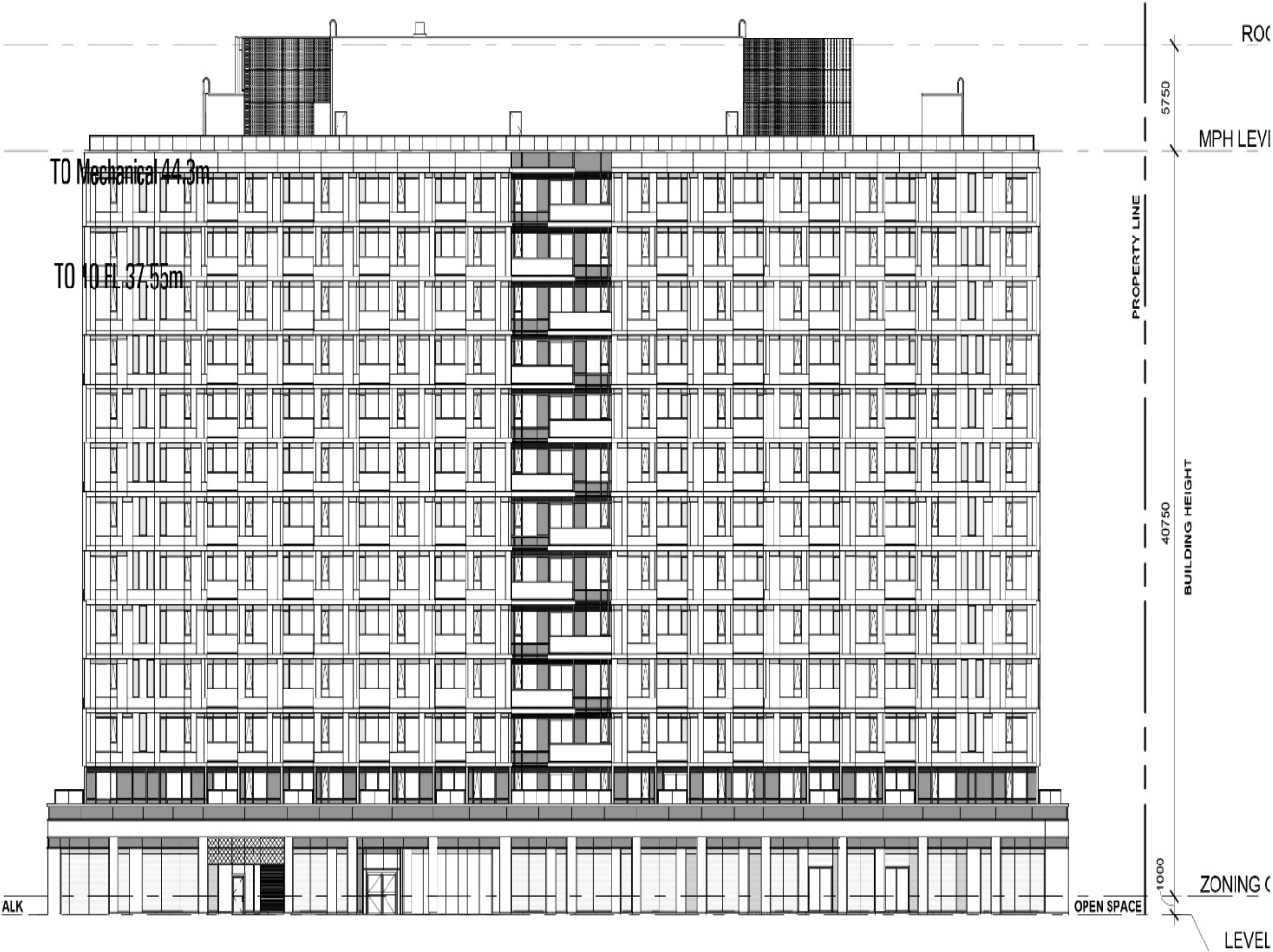
North Elevation

Attachment 4: South Elevation



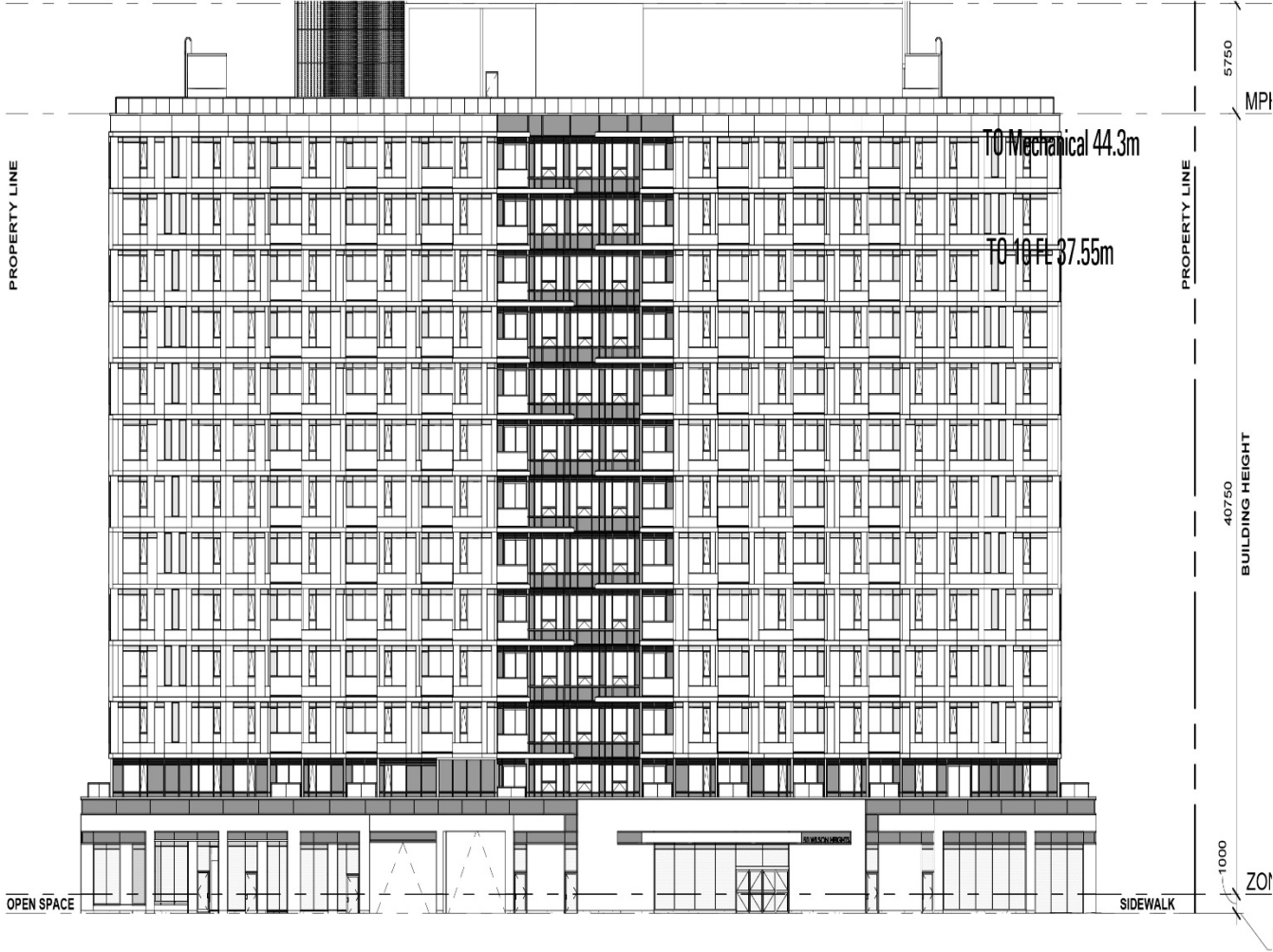
South Elevation

Attachment 5: West Elevation



West Elevation

Attachment 6: East Elevation



East Elevation