

39, 41 and 43 Wilket Road and 1 Tudor Gate – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 15, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 25 249512 NNY 15 OZ

SUMMARY

This Zoning By-law Amendment application proposes to amend the Zoning By-law 569-2013 to permit two six-storey (22.5 metres in height, plus 4.5 metre mechanical penthouse for a total of 27 metres) residential buildings on the lands municipally known as 1 Tudor Gate, and 39, 41 and 43 Wilket Road. The proposed building located at 1 Tudor Gate (the “Tudor Block”) will have a total of 10 dwelling units and 11 vehicular parking spaces, of which 1 is for visitors. Vehicular access would be provided from a private driveway from Tudor Gate. The Tudor Block provides a total residential gross floor area (“GFA”) of 2,841 square metres and a floor space index (“FSI”) of 2.1.

The proposed building located at 39-43 Wilket Road (the “Wilket Block”) will have a total of 44 dwelling units and 57 vehicles parking spaces, including one pick-up-drop-off (“PUDO”) space and four visitor parking spaces, that would be provided in a one-level underground parking garage. Vehicular access would be provided from a private driveway from Wilket Road. The Wilket Block provides a total residential GFA of 9,043 square metres and FSI of 2.42.

This report reviews and recommends approval of the application to amend the Zoning By-law Amendment application. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement, 2024 (“PPS”) and conforms to the City of Toronto Official Plan (“OP”). The proposal provides housing options in an appropriate built form, intensifying an underutilized site along a major street in a way that is respectful of both the existing and planned context.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 39, 41 and 43 Wilket Road and 1 Tudor Gate substantially in accordance with the draft Zoning By-law Amendment included as **Attachment 6** to this Report.
2. 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

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On March 25, 2019, a Zoning By-law Amendment application was received to permit six (6) three-storey townhouses units at 1 Tudor Gate. The Zoning-Bylaw Amendment was adopted by Council on June 8 and 9, 2021. However, the approved townhouse units were never built. The decision of City Council can be found here: [Agenda Item History - 2021.NY24.1](#), and the Site Specific Zoning By-law 480-2021 can be found here: [By-law 480-2021](#).

On May 22 and 23, 2024, City Council adopted Item 2024.PH12.3 “Expanding Housing Options in Neighbourhoods: Major Streets Study”, which amends the Official Plan and Zoning By-law to permit six-storey apartment buildings on Neighbourhoods designated lands along major streets. The decision of City Council can be found here: [Agenda Item History - 2024.PH12.3](#).

Official Plan Amendment No. 727 (“OPA 727”) and Zoning By-law 608-2024 (“ZBL 608-2024”) implementing the Major Street Study were appealed to the Ontario Land Tribunal (“OLT”) on July 25, 2024. The OLT issued its Final Order on September 11, 2025. The Zoning By-law 608-2024 appeal was dismissed, and the OPA 727 appeal was allowed in part.

THE SITE AND SURROUNDING LANDS

Description

The site at 39-43 Wilket Road (the Wilket Block”) is located on the east side of Bayview Avenue, and at the northeast corner of Bayview Avenue and Tudor Gate. The site at 1 Tudor Gate (the “Tudor Block”) is located at the southeast corner of Bayview Avenue and Tudor Gate. The proposed development consists of four (4) properties: 39, 41, 43 Wilket Road and 1 Tudor Gate. The site at 1 Tudor Gate is approximately 1,373 square metres in size, with approximately 43 metres of frontage along Bayview Avenue and approximately 30 metres along Tudor Gate. The site at 39, 41 and 43 Wilket Road has a combined site area of approximately 3,786 square metres, with a combined frontage of approximately 93 metres along Bayview Avenue, approximately 93 metres along Wilket Road and approximately 41 metres along Tudor Gate. See **Attachment 2** for the Location Map.

Existing Use

1 Tudor Gate contains a one-storey single-detached dwelling and 39-43 Wilket Road contain three two-storey single-detached dwellings.

Surrounding Uses

North: Immediately north of 39 Wilket Road are one- to two-storey single-detached homes. Further north, at the intersection of Bayview Avenue and York Mills Road, there is a low-rise commercial plaza and a place of worship located on the southwest corner of Bayview Avenue and York Mills Road. York Mills Arena, Irving Paisley Park, and York Mills Park Field are located on the southeast corner of Bayview and York Mills.

South: Immediately south of 1 Tudor Gate is Windfields Park, located at 2489 Bayview Avenue. Portions of the Park are leased by the Canadian Film Centre. This property is Part IV designated protected under the *Ontario Heritage Act*. Further south along Bayview Avenue are the Chabad on Bayview and the Junior Academy. A recent approval of a six-storey residential building is located at 2425-2427 Bayview Avenue and 1 The Bridle Path. Lastly, an OLT interim decision approved a five-storey apartment building located at 8-10 Hyde Park Circle.

East: Immediately east of the site are one to two-storey single-detached homes. Further east is the Wilket Creek Recreational Trail.

West: Immediately west of the site across Bayview Avenue are one to two-storey single-detached homes fronting onto Bayview Avenue. Southwest of the site are the 3-storey Bayview Ridge townhomes. Further southwest is the Rosedale Golf Club, located on lands regulated by the Toronto and Region Conservation Authority (“TRCA”).

THE APPLICATION

Description

The application proposes to amend the City of Toronto Zoning By-law No.569-2013 to permit two six-storey (22.5 metres plus 4.5 metres to mechanical penthouse) residential apartment buildings. The proposed development would consist of:

GFA

	Tudor Block	Wilket Block
Proposed GFA	2,841.2 sq. m.	9,043.2 sq. m.
Combined GFA	11,884.4 sq. m.	

Density

	Tudor Block	Wilket Block
Proposed Floor Space Index (FSI)	2.1	2.42

Residential Component

	Tudor Block	Wilket Block
One-bedroom unit	0	0
Two-bedroom unit	0	11 (25%)
Three-bedroom unit	10 (100%)	22 (50%)
Four-bedroom unit	0	11 (25%)
Total Unit Count:	10	44

The two blocks contain a combined total of 54 residential dwelling units.

Access, Parking and Loading

Willet Block:

	<u>Pick up & Drop-off Space</u>	<u>Visitor Parking</u>	<u>Accessible Parking Space (Visitor)</u>	<u>Residential Parking Space</u>	<u>Accessible Parking Space (Residential)</u>
Underground Level 1	1	3	1	50	2
Total	57				

Additionally, the Wilket Block would provide a total of 34 bicycle parking spaces, including 30 long-term bicycle parking spaces and four short-term bicycle parking space, as well as one Type “G” loading space.

All long-term and short-term bicycle parking spaces would be located on underground level one. Access to the proposed parking spaces would be provided via an underground ramp from a shared 6.0-metre-wide driveway at the north end of this Block off Wilket Road. The proposed Type “G” loading space would be located at-grade, abutting to the eastern edge of the underground ramp.

Tudor Block:

	<u>Tandem Resident Parking</u>	<u>Visitor Parking</u>	<u>Residential Parking Space</u>
Ground Level	3	1	10
Total	11 (Note: Tandem parking spaces are not counted towards the official parking supply in the Zoning By-law Amendment)		

Additionally, the Tudor Block provides a total of eight bicycle parking spaces, including seven long-term bicycle parking spaces and one short-term bicycle parking space. No loading space is being provided for this Block.

All bicycle spaces and vehicular parking spaces would be located at the ground level. Access to the proposed parking spaces would be provided in a rear internal above-grade garage, accessed from a shared 6.0-metre-wide driveway along the eastern property boundary off Tudor Gate.

Amenity Space

The proposal only provides amenity space at the Wilket Block, however, the future residents of the Tudor Block will have access to the indoor and outdoor amenity space at the Wilket Block. The Wilket Block provides approximately 107 square metres (1.87 square metres/unit) of indoor amenity space and approximately 101 square metres (1.90 square metres/unit) of outdoor amenity space.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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: www.toronto.ca/1TudorGt.

Reasons for Application

A Zoning By-law Amendment is required to implement the proposed development with appropriate standards including but not limited to height, setbacks and built form, as well as adjustments to other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) was held on March 25, 2025. The current application was submitted on November 17, 2025 and deemed incomplete December 08, 2025. The application was resubmitted December 17, 2025 and deemed complete on December 17, 2025. The reports and studies submitted in support of this application can be found on the City's Application Information Centre at: www.toronto.ca/1TudorGt.

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.

POLICY AND REGULATION CONSIDERATIONS

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 OP identifies the site as *Neighbourhoods* on Land Use Map 17, and both Blocks front onto Bayview Avenue, which is identified as a major street with a planned right-of-way of 27 metres, as shown on the Map 3 of the OP. See **Attachment 4** of this Report for the Land Use Map. The OP should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The OP can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area / Major Transit Station Area.

Expanding Housing Options in Neighbourhoods – Major Streets Study

Expanding Housing Options in Neighbourhoods – Major Streets Study Expanding Housing Options in Neighbourhoods (EHON) is a set of planning initiatives and strategies to introduce land use permissions and low-rise “missing middle” buildings within Neighbourhoods to increase housing options in areas where land use permissions have limited intensification. The EHON Major Streets study examined opportunities to add permissions such as townhouses and small-scale apartment buildings along the City’s major streets, as identified on Map 3 of the OP. The portion of Bayview Avenue that contains the proposed development is identified as a Major Street. Among the matters addressed by the EHON amendments, those relevant to the subject application and its planned context include:

- Permitting residential buildings up to a maximum of six stories and 60 units along Major Streets;
- Permissions to intensify in *Neighbourhoods* designated lands on Major Streets beyond the prevailing building type;
- Encouraging a diverse mix of housing types and sizes and;
- Adding development criteria policies to address the built form of *Neighbourhoods* designated lands on Major Streets.

OPA 727 can be found here: By-law 1061-2025(OLT), and the ZBL 608-2024 can be found here: [By-law 1062-2025\(OLT\)](#).

Zoning

The Wilket Block is zoned RD (f30.0; a 1100) and is subject to Site-Specific exception RD69 under the City of Toronto Zoning By-law 569-2013. The Tudor Block is zoned RT (f30.0; a1100) and is subject to Site-Specific exception RT303 under the City of Toronto Zoning By-law 569-2013.

The RT zone generally permits residential building types such as detached house, semi-detached house, townhouse, duplex, triplex and fourplex. Apartment buildings are only permitted in RT Zone if they are abutting a Major Street, pursuant to ZBL 608-2024. ZBL 608-2024 resulted in zoning permission amendments to both the “RT” and the “RD” zones to permit increased height permissions and apartment buildings along Major Streets. For an apartment building, the zoning on site would permit a maximum height of 19 metres. See **Attachment 5** of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On February 2, 2026, a community consultation meeting took place and was attended by approximately 42 members of the public, the Ward Councillor, Community Planning Staff, Transportation Review Staff, the applicant, and their architect. 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.

Comments and questions raised at the consultation include the following:

- Concerns with the increased traffic along Bayview Avenue, Wilket Road, Tudor Gate and internal neighborhood road network;
- Concerns with the lack of visitor and resident parking available within the development and potential for overflow on-street parking in the area;
- Too much building height and density;
- Privacy concerns and shadow impacts on the adjacent houses;
- Concerns regarding stormwater management and flooding, including questions about infrastructure upgrades;
- Concerns regarding the design of the building not fitting the character of the surrounding neighbourhood;
- Waste removal and the proposed curb side waste collection and;
- Concerns that the cumulative impact of developments along Bayview Avenue is not being considered.

These issues have been considered during the application review and addressed in this report where appropriate.

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 North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

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).

The proposed development represents an appropriate level of intensification through infill redevelopment as both blocks are fronting onto a major street in the Council-adopted EHON Major Street Study Area. Additionally, the proposal adds to the range and mix of housing options in the area in accordance with Provincial Policy. Staff find the proposal has regard to matters of provincial interest and is consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the City's OP policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Built Form

The Wilket Block and the Tudor Block are both designated as *Neighbourhoods* in the City's OP. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower-scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys, except along major streets where apartment may be no higher than six storeys. OPA 727 supports development proposing intensification beyond the prevailing building type and lot patterns in *Neighbourhoods* that are located along major streets shown on Map 3 of the City's Official Plan.

The existing and planned context along Bayview Avenue, particularly the segment between Highway 401 to the north and Lawrence Avenue East to the south, is characterized by townhouse developments as well as emerging six-storey apartment buildings. Since the approval of EHON Major Streets Study, there has been a significant shift toward five to six-storey apartment buildings fronting onto a major street, including the City Council approved six-storey apartment building at 2425-2427 Bayview Avenue and 1 The Bridle Path, and an OLT interim-approved five-storey apartment building at 8-10 Hyde Park Circle.

Staff are of the opinion that the two proposed six-storey residential apartment buildings represent an acceptable form of modest intensification and that aligns with the enacted Council policy direction for major streets. The proposed use is appropriate and supported by staff.

Density, Height, Massing

Both Blocks provide a combined GFA of 11,884.2 sq. m., resulting in a combined FSI of 2.33. In addition, the applicant proposes a total of 54 dwelling units (10 units at the Tudor Block and 44 units at the Wilket Block), which is within the permitted maximum of 60 dwelling units for an apartment building fronting onto a major street under ZBL 608-2024.

OPA 727 permits building heights of up to six-storeys along Major Streets. This policy direction supports the development of both Blocks at the proposed height. The proposed height at both the Wilket Block and the Tudor Block is 22.5 metres plus a 4.5 metre mechanical penthouse. Although, ZBL 608-2024 permits a maximum height of 19 metres, the additional 3.5 metres proposed height is a minor increase resulting from larger floor-to-ceiling dimensions on each storey. Both proposed buildings are categorized as mid-rise in the City's OP and are below the 27.0-metre planned right-of-way width of Bayview Avenue.

In accordance with Policy 12(b) of OPA 727, both blocks are considered large lots that can accommodate a more intense built form, and front onto a major street – Bayview Avenue, which is a major street on Map 3 of the City's OP. Both Blocks also benefit from better access to transit, direct exposure to a higher volume of traffic along Bayview Avenue and proximity to developments of similar heights, massing and scale.

The proposed building massing at the Tudor Block has been articulated through a four-storey stepback fronting along Bayview Avenue of a minimum 0.9 metre to the north, gradually increasing to 4.6 metres toward the south along Bayview Avenue. Additionally, a portion of the east side of the building abutting the existing neighbourhood has a four-storey stepback of 1.5 metres. The proposed building massing at the Wilket Road Block has a step back ranging from 1.45 to 2.65 metres along all sides of the building and also includes 1-storey elements along the north lot line. These stepbacks create a four-storey streetwall condition that provides transitions to the surrounding area, aligns with the townhouse character of the existing built form and improves pedestrian scale.

The proposed density, height and massing of each Block is appropriate and fits within the existing and planned context of the surrounding neighbourhood. Further, the proposed development has setback terraces and balconies appropriately to minimize overlook on the abutting neighbouring properties.

Setbacks

The Tudor Block would have a front yard setback of 6.0 metres along Bayview Avenue, a minimum northern side yard setback of 3.0 metres, fronting onto Tudor Gate, a southern side yard setback of 5.0 metres with a minimum setback of 3.9 metres for a limited portion and a rear yard setback of 7.5 metres.

The Wilket Block would have a front yard setback of 7.6 metres along Bayview Avenue, a southern side yard setback ranging from 5.8 metres to 3.0 metres fronting onto Tudor Gate, a rear yard setback of 7.5 metres along Wilket Road and a northern side yard setback ranging from 11 metres to 8.0 metres.

The front yard and side yard setbacks of both Blocks provide sufficient area for appropriate landscaping and separation to maintain the existing character of Bayview Avenue and Tudor Gate. The proposed setbacks would establish appropriate separation and transition to the neighbourhood, conform to the OPA 727 policies and comply with the ZBL 608-2024 setback requirements. Staff are satisfied that the proposed setbacks are appropriate and conform to the applicable OP policies with respect to built form, massing and overall intent of the *Mid-Rise Building Design Guidelines*. It is the opinion of staff that these standards have been met and the proposal is acceptable.

Public Realm and Streetscape

Staff have reviewed the application in the context of the applicable public realm policies of the OP, as well as the relevant design guidelines that apply to both blocks.

Active frontage is reinforced by orienting building entrances towards Bayview Avenue, which is consistent with Policy 13 of OPA 727 for properties fronting onto major streets. Furthermore, Policies 12 and 13 emphasize the importance of façade articulation, separation distances, and landscape treatments to mitigate impacts on abutting properties. Landscape buffers would be provided along the lot lines of neighbouring properties. On the Tudor Block, a portion of the Bayview Avenue frontage would have a blank wall due to the utilities being provided at grade. Improvements to enhance this façade will be discussed at the Site Plan Control stage.

Both Blocks include a minimum 6.0-metre wide front yard setback along Bayview Avenue that enhances the public realm and maintains the existing street character. This setback provides sufficient space for staff to explore further planting opportunities during the Site Plan Control stage. The proposal satisfies Policy 12(g) of OPA 727 to provide a 2.1-metre-wide public sidewalks along all frontages of both Blocks, including Bayview Avenue, Wilket Road and Tudor Gate, which enhance the public realm.

Existing mature trees along the streets would be retained, and a variety of new landscaping treatments, including private and ground cover, will be added along all frontages. These landscaping treatments would ensure a smooth transition from the private to public realm. These matters will be secured through the Site Plan Control application.

Shadow Impact

The City of Toronto's Terms of Reference requires a Shadow Impact Study for buildings above 20 metres in height. The submitted Sun and Shadow Study, dated October 15, 2025, evaluates the shadow impact of the proposed development during the equinoxes (March/September 21st) and the solstices (June/December 21st) between 9:18 am to 6:18 pm. For the Neighborhoods north and east of the proposed development site, the study identifies the following shadowing:

- Fall/Spring Equinox & Summer Solstice:
 - Tudor Block: Shadow occurring from 4:18 p.m. to 6:18 p.m.
 - Wilket Block: Shadow occurring from 5:18 p.m. to 6:18 p.m.

- Winter Solstice:
 - Tudor Block: Shadow occurring from 3:18 p.m. to 6:18 p.m.
 - Wilket Block: Shadow occurring from 2:18 p.m. to 6:18 p.m.

Overall, as per the submitted study, the proposed buildings cast limited and acceptable new shadows on properties with single-detached dwellings and the public realm along Wilket Road, Tudor Gate and Bayview Avenue.

Wind Impact

City's OP Policy 4.2.2 (c) identifies that new buildings will be located and massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

A Pedestrian Level Wind Study was provided in support of the application. Staff have reviewed the study and are satisfied with the assessment, conclusions, and recommendations. The Study concludes that the wind conditions within and around the proposed development are considered acceptable for the intended pedestrian use throughout the year. Conditions over surrounding public sidewalks, transit stops, proposed driveways, and in the vicinity of building access points are considered acceptable.

Housing

The OP 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 unit mix that meets the intent of the *Growing Up Guidelines* and is appropriate. The Tudor Block consists of 10 three-bedroom units. The Wilket Block consists 44 residential dwelling units, comprised of 11 two-bedroom units (25%), 22 three-bedroom units (50%) and 11 four-bedroom units (25%). The unit mix meets the *Growing Up Guidelines* and provides for larger family-sized units.

Heritage Conservation

The proposed development is adjacent to a Heritage-designated property, Windfield Estates. The Windfield Estates property is designated under Part IV of the Ontario Heritage Act. The Tudor Block is setback from the Windfield Estate property mostly 5.0 metres with a minimum setback of 3.9 metres for a limited portion of the building. The proposed building on the Tudor Block is setback approximately 75 metres from the closest building on the Windfield Estate property. The proposal does not negatively impact the Heritage-designated property.

Road Widening

In order to satisfy the City's OP requirement of a 27-metre right-of-way for this segment of Bayview Avenue, a 0.4-metre road widening dedication along the Bayview Avenue frontage of the site is required and would be conveyed to the City through the Site Plan Control process. The road widening has also been illustrated on Diagram 3 of the attached Draft Zoning By-law Amendment (**Attachment 6**).

Traffic Impact

The applicant submitted a Traffic Impact Study (TIS) dated October 17, 2025, along with a subsequent revision, dated April 1, 2026, prepared by LEA Consulting Ltd. in support of the proposal. The report estimates that both blocks will generate 14 two-way vehicle trips during the a.m. peak hour (four inbound and 10 outbound) and 12 two-way vehicle trips during the p.m. peak hours (seven inbound and five outbound).

Transportation Review Staff have reviewed the submitted materials and are satisfied with the findings. However, additional revisions to plans are required, including the submission of Functional Plans (such as pavement marking and signage plans), streetscape designs, revised driveway designs, a loading management plan and a warning system. These revisions and clarifications will be addressed through the Site Plan Control stage.

Access, Vehicular and Bicycle Parking and Loading

Tudor Block:

Access to the Tudor Block is proposed via a full-movement shared six-metre wide north-south driveway located along the eastern boundary of this Block. The proposed driveway will provide a two-way vehicular access to the proposed 11 parking spaces within the proposed integral rear garage.

This Block provides a total of 11 parking spaces, which includes:

- 11 residential parking spaces (three of which have sufficient length to accommodate two vehicles at the ground floor level); and
- One visitor parking space.

Transportation Review are able to support the provision of one visitors parking space, taking into account the site-specific context, the scale and nature of the development, and the availability of on-street parking available along Tudor Gate or Wilket Road to accommodate short-term visitor demand. Based on anticipated visitor parking needs and the existing curbside parking conditions, the identified deficiency is not expected to result in transportation or operational impacts on the adjacent public right-of-way.

Wilket Road Block:

Access to the Wilket Block is proposed via a full movement shared six-metres wide east-west driveway located along the eastern boundary of this Block. The proposed driveway is located within the minimum 8.0 metres setback to the north. It will provide a two-way vehicular access to the Type "G" loading space, pick-up-drop-off area, and the proposed one-level underground parking garage.

This Block would provide a total of 57 vehicular parking spaces, which includes:

- 52 residential parking spaces (two of which are accessible parking spaces);
- Four (4) visitor parking spaces (one of which is also an accessible parking space); and
- One pick-up/drop-off space located in the underground parking garage.

The Wilket Block also provides one Type “G” loading space at-grade.

Transportation Review Staff are satisfied with the proposed number of parking spaces and the loading space for both Blocks.

Servicing

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment Report and other supporting documents and drawings to support the proposed development.

Engineering Review staff have not yet accepted the submitted reports, and other supporting drawings/documents. To ensure that the Wilket Block and Tudor Block can be appropriately serviced, a Holding (H) provision in the Zoning By-law is being included. Lifting of the holding provision will require that the Functional Servicing Report and Stormwater Management Report, and other supporting documents/drawings, are being accepted by the Director, Engineering Review, Development Review and that arrangements satisfactory to the Director, Engineering Review, Development Review are in place that secure the obligations of the owner to design, construct, secure and pay for improvements to municipal infrastructure in accordance with the accepted Engineering reports, drawings and other supporting documents, should it be determined that upgrades and/or improvements are required to such infrastructure to support the development.

Parkland

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 application is subject to Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law) of the City of Toronto Municipal Code. An Arborist Report, Planting Plan, and Tree Inventory & Preservation Plan have been submitted as part of the application and have been reviewed by Urban Forestry Staff.

The OP calls for an increase on tree canopy coverage and diversity. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. As such, the retention of the existing canopy and planting of large growing shade trees on both public and private lands should be an important objective for all development projects.

The tree inventory documented 83 trees located on and within six metres of all of the subject properties, of which 55 are regulated under Toronto's tree by-law.

Tudor Block:

A large number of these trees are located along the southern property line of the abutting Windfield Estates property. The applicant is proposing to retain four of the regulated trees and to remove four privately-owned trees and a total of three city trees on Bayview Avenue and Tudor Gate. The removal of these trees would require a total of 12 replacement trees, of which the applicant can only plant 4 replacement trees on site, therefore the remaining eight trees would be provided as cash-in-lieu. Further, the City's standards require the City-owned Street trees being removed to be replaced at a 1:1 ratio plus a payment of tree value.

Wilket Road Block:

The applicant is proposing to retain 16 of the regulated trees on site and to remove 18 privately-owned trees and a total of one City tree on Wilket Road. The removal of these trees would require a total of 54 replacement trees, of which the applicant can only plant 11 replacement trees; therefore the remaining 43 trees would be provided as cash-in-lieu. Further, the City's standards require the City-owned Street trees being removed to be replaced at a 1:1 ratio, plus a payment of tree value.

Urban Forestry has indicated they are not opposed in principle to the proposed development but Urban Forestry staff will finalize the tree removal details at the tree removal permit stage.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that at this time, sufficient space exists within the local elementary and secondary schools to accommodate additional students from the development as proposed.

The Toronto District School Board (TDSB) schools currently assigned to this development are Owen Public School, St Andrew's Middle School and York Mills Collegiate Institute. TDSB staff have determined that there is insufficient capacity at York Mills Collegiate Institute to accommodate students from new residential developments. To address accommodation challenges that may arise, the TDSB may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions of lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to its removal. The specific conditions to be met prior to the removal of the proposed holding provision in the proposed By-law are:

- i. The owner, at their sole cost and expense has submitted a revised *Functional Servicing and Stormwater Management Report* to demonstrate that the existing *sanitary sewer system, storm sewer system, and watermain system* and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- ii. If the accepted *Functional Servicing and Stormwater Management Report* accepted and satisfactory from (i) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure as identified in the accepted *Functional Servicing and Stormwater Management Report*, and in order to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - b. The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory *Functional Servicing and Stormwater Management Report* in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Until such time that the "H" symbol is removed, the subject site shall not be used for any purpose other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed. The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

The proposal has been reviewed against the policies of the PPS (2024) and the City's OP. Staff are of the opinion that the proposal is consistent with the PPS (2024) and that it conforms to the City's OP by providing a wider range of housing options and appropriate intensification along a major street. Staff recommend that Council support the approval of the Zoning By-law Amendment application inclusive of the proposed holding provision.

CONTACT

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rebecca.thompson@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet (Tudor Block)
- Attachment 2: Application Data Sheet (Wilket Block)
- Attachment 3: Location Map
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevation Plan (Tudor Block – North)
- Attachment 9: Elevation Plan (Tudor Block – South)
- Attachment 10: Elevation Plan (Tudor Block – East)
- Attachment 11: Elevation Plan (Tudor Block – West)
- Attachment 12: Elevation Plan (Wilket Block – South)
- Attachment 13: Elevation Plan (Wilket Block – North)
- Attachment 14: Elevation Plan (Wilket Block – East)
- Attachment 15: Elevation Plan (Wilket Block – West)
- Attachment 16: 3D Massing Model (looking southeast)
- Attachment 17: 3D Massing Model (looking northwest)

Attachment 1: Application Data Sheet (Tudor Block)

Municipal Address: 1 Tudor Gate **Date Received:** November 5, 2025

Application Number: 25 249512 NNY 15 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment Application proposes the development of a six-storey residential building. The building would provide a total of 10 three-bedroom residential units. A vehicular driveway access from Tudor Gate would be provided, leading to an integral rear garage, providing a total of 14 parking spaces, including three (3) tandem parking spaces. A total of eight (8) bicycle parking spaces would be provided, including one (1) short-term and seven (7) long-term. The proposed development provides a total GFA of 2,841.2 square metres of a FSI of 2.1. No indoor and outdoor amenity space is being proposed at this Block.

Applicant	Agent	Architect	Owner
2588302 ONTARIO INC	Weston Consulting	Baron Nelson Architects	Chen Lu & Zhang Ji Gui

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RT (f30.0; a1100)(x303)	Heritage Designation:
Height Limit (m):	19 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,350	Frontage (m):	43 m (Bayview Avenue)	Depth (m):	35 m
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,136		2,523	2,523
Residential GFA (sq m):			11,823	11,823
Non-Residential GFA (sq m):				
Total GFA (sq m):			11,823	11,823
Height - Storeys:			6	6
Height - Metres:			25	25

Lot Coverage Ratio (%):	41.45	Floor Space Index:	2.1
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,841.2	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:			10	10
Other:				
Total Units:			10	10

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					10
Total Units:					10

Parking and Loading

Parking Spaces: 11	Bicycle Parking Spaces: 8	Loading Docks: 0
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Attachment 2: Application Data Sheet (Wilket Block)

Municipal Address: 39, 41 & 43 Wilket Road
Date Received: November 5, 2025
Application Number: 25 249512 NNY 15 OZ
Application Type: Rezoning
Project Description: Zoning By-law Amendment Application proposes the development of a six-storey residential building. The building would provide a total of 44 residential units, being a mix of two-bedroom, three-bedroom and four-bedroom units. A vehicular driveway access from Wilket Road would be provided, leading to an at-grade Type "G" loading space, and one-level underground garage, providing a total of 57 parking spaces. A total of 34 bicycle parking spaces would be provided, including four (4) short-term and 30 long-term. The proposed development provides a total GFA of 9,043.2 square metres with a FSI of 2.42. Additionally, the proposed development also provides approximately 100 square metres of indoor amenity space and approximately 102 square metres of outdoor amenity space.

Applicant	Agent	Architect	Owner
2588302 ONTARIO INC	Weston Consulting	Baron Nelson Architects	Chen Lu, Zhang Ji Gui, Qun Wen & Xiaou Bai

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD(f30.0; a1100)(x69)	Heritage Designation:
Height Limit (m):	19 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	3,734.2	Frontage (m):	94 m (Bayview Avenue)	Depth (m):	41 m
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,136		2,523	2,523
Residential GFA (sq m):			11,823	11,823
Non-Residential GFA (sq m):				
Total GFA (sq m):			11,823	11,823
Height - Storeys:			6	6
Height - Metres:			25	25

Lot Coverage Ratio (%): 51.2

Floor Space Index: 2.42

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 9,043.2

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	3			
Condominium:			44	44
Other:				
Total Units:			44	44

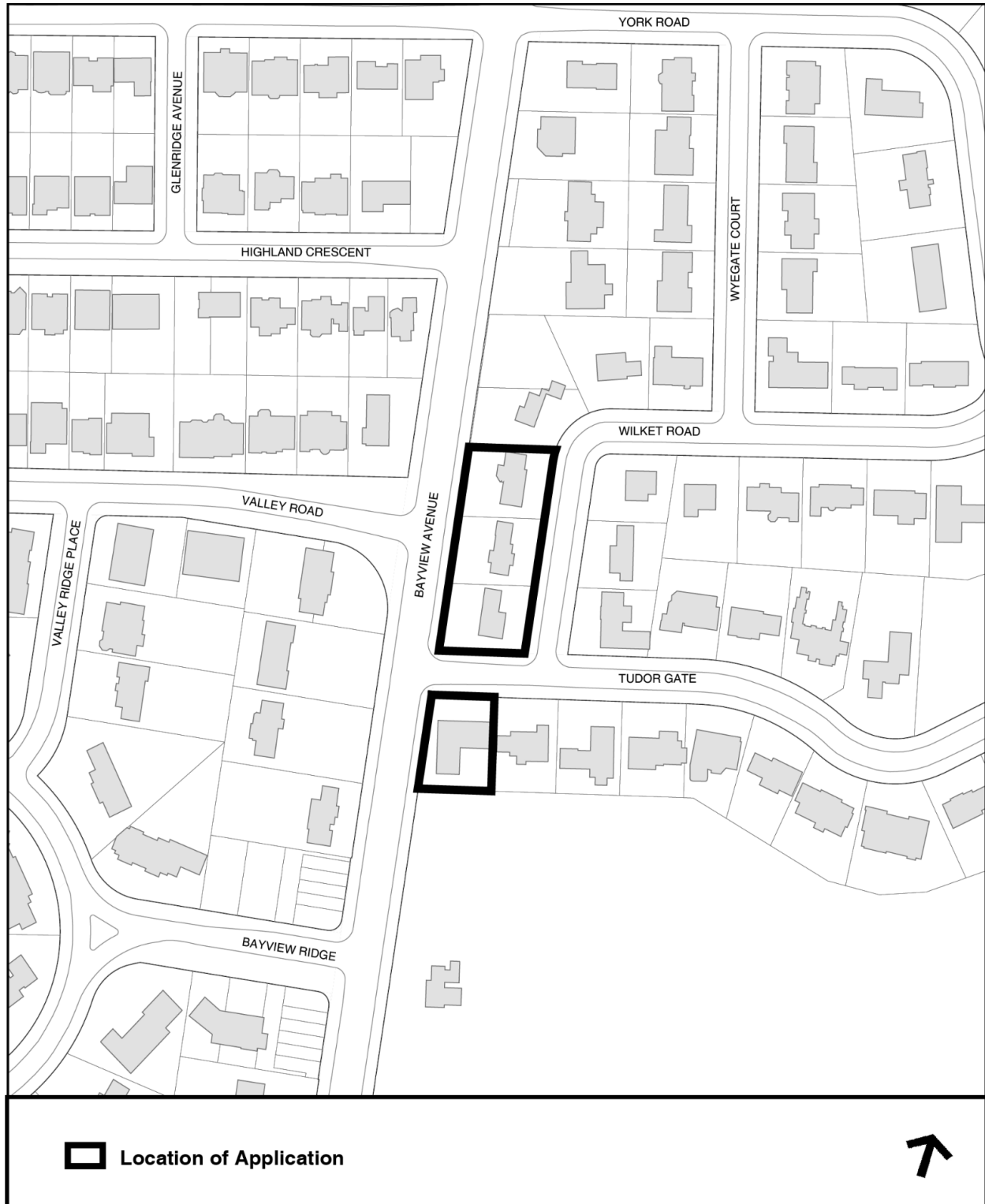
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				11	33
Total Units:					44

Parking and Loading

Parking Spaces: 57 Bicycle Parking Spaces: 34 Loading Docks: 1

Attachment 3: Location Map



Attachment 4: Official Plan Land Use



Official Plan Land Use Map 16

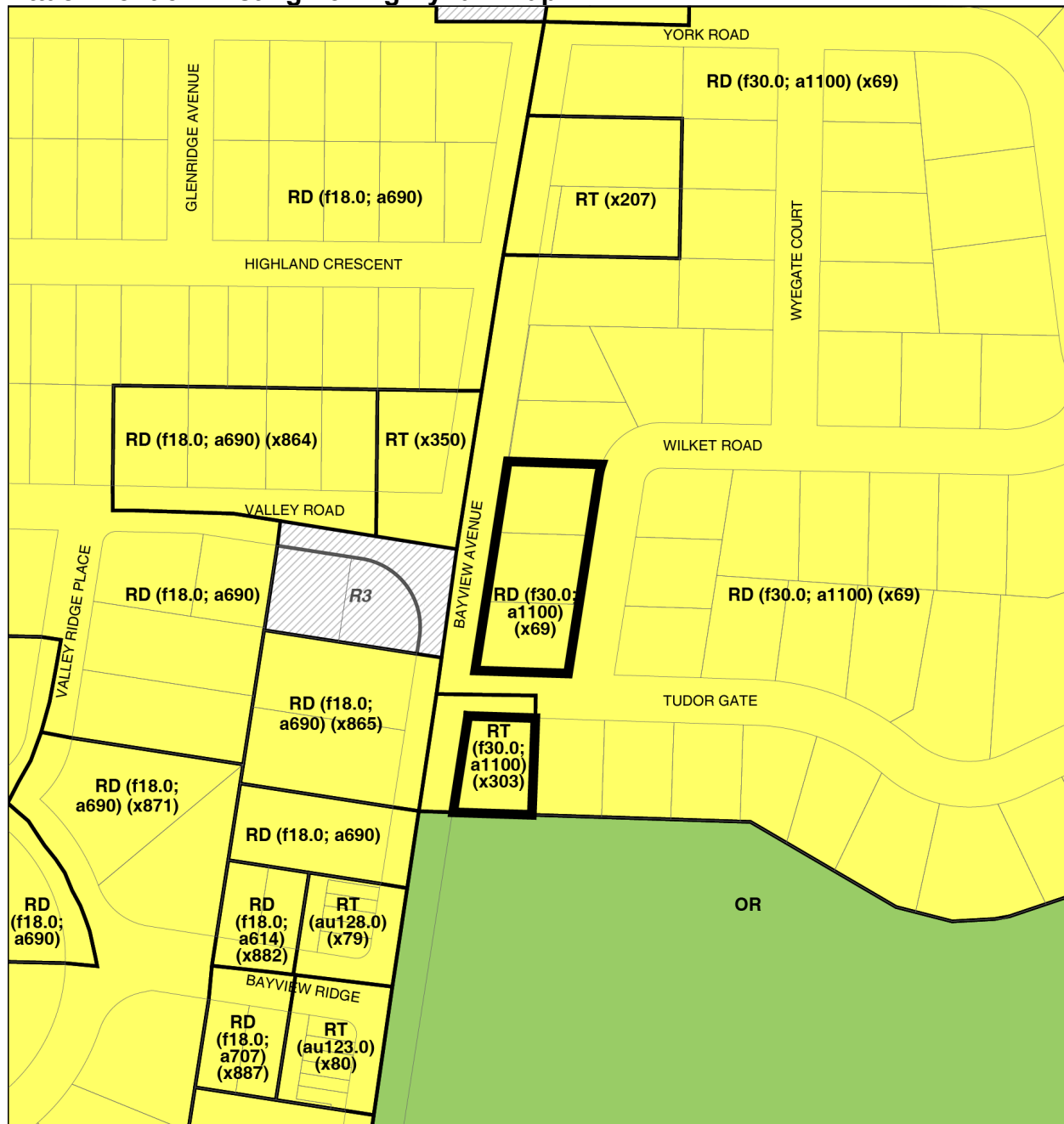
1 Tudor Gate & 39-43 Wilket Road

File # 25 249512 NNY 15 0Z



Not to Scale
Extracted: 11/12/2025

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1 Tudor Gate & 39-43 Wilket Road

File # 25 249512 NNY 15 02

	Location of Application		See Former City of North York By-law No. 7625
	RD Residential Detached		R3 One-Family Detached Dwelling Third Density Zone
	RT Residential Townhouse		
	OR Open Space Recreation		

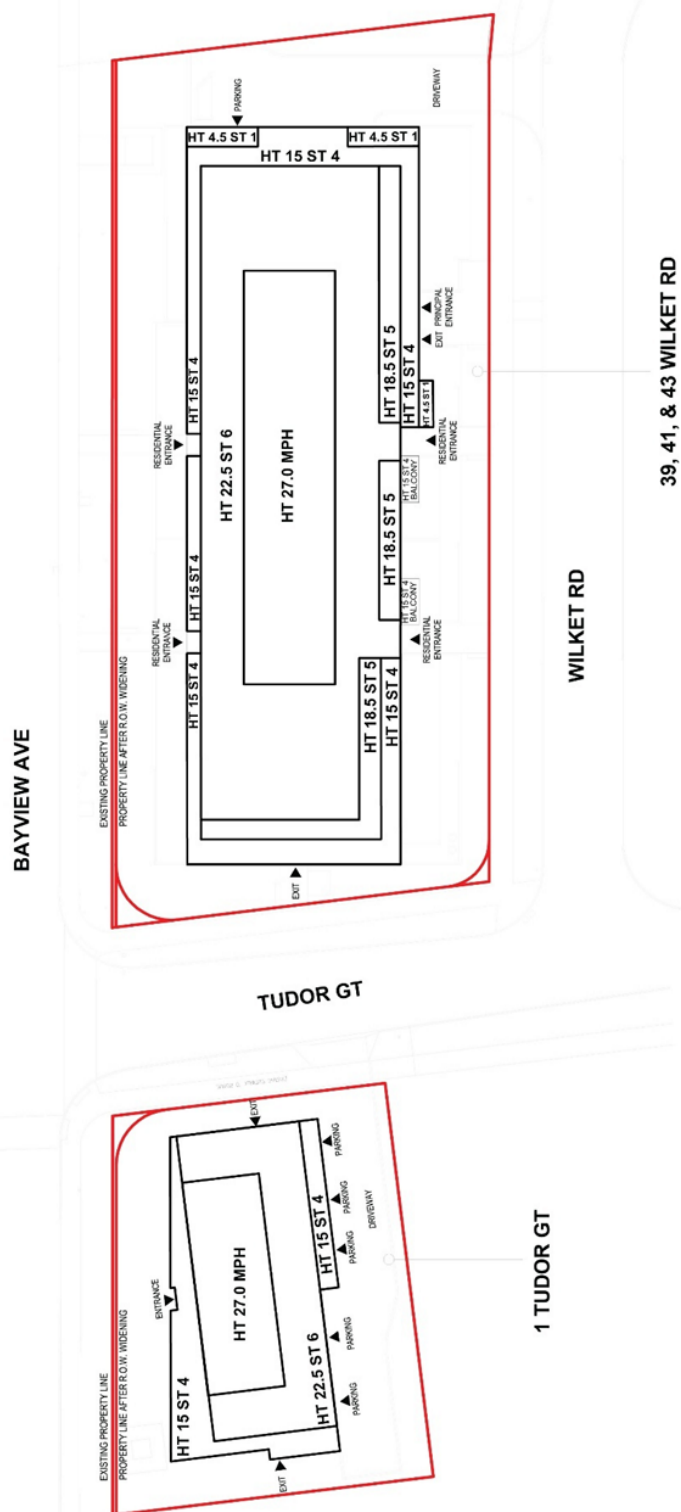


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Extracted: 11/12/2025

Attachment 6: Draft Zoning By-law Amendment

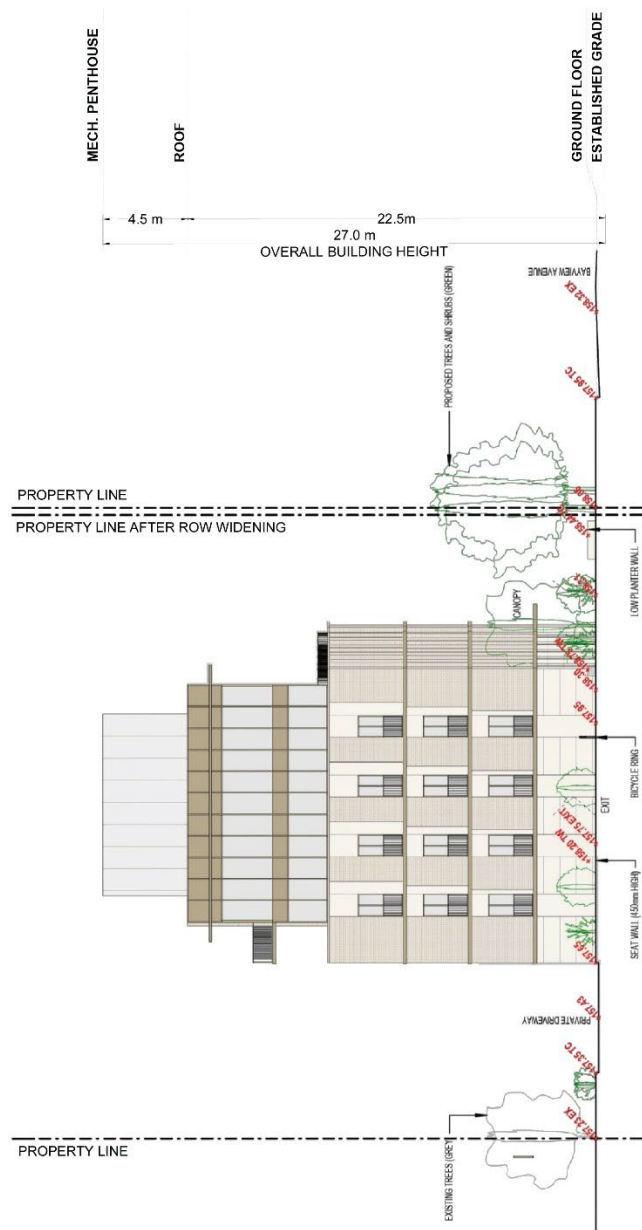
The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

Decision Report - Approval – 1 Tudor Gate & 39-43 Wilket Road



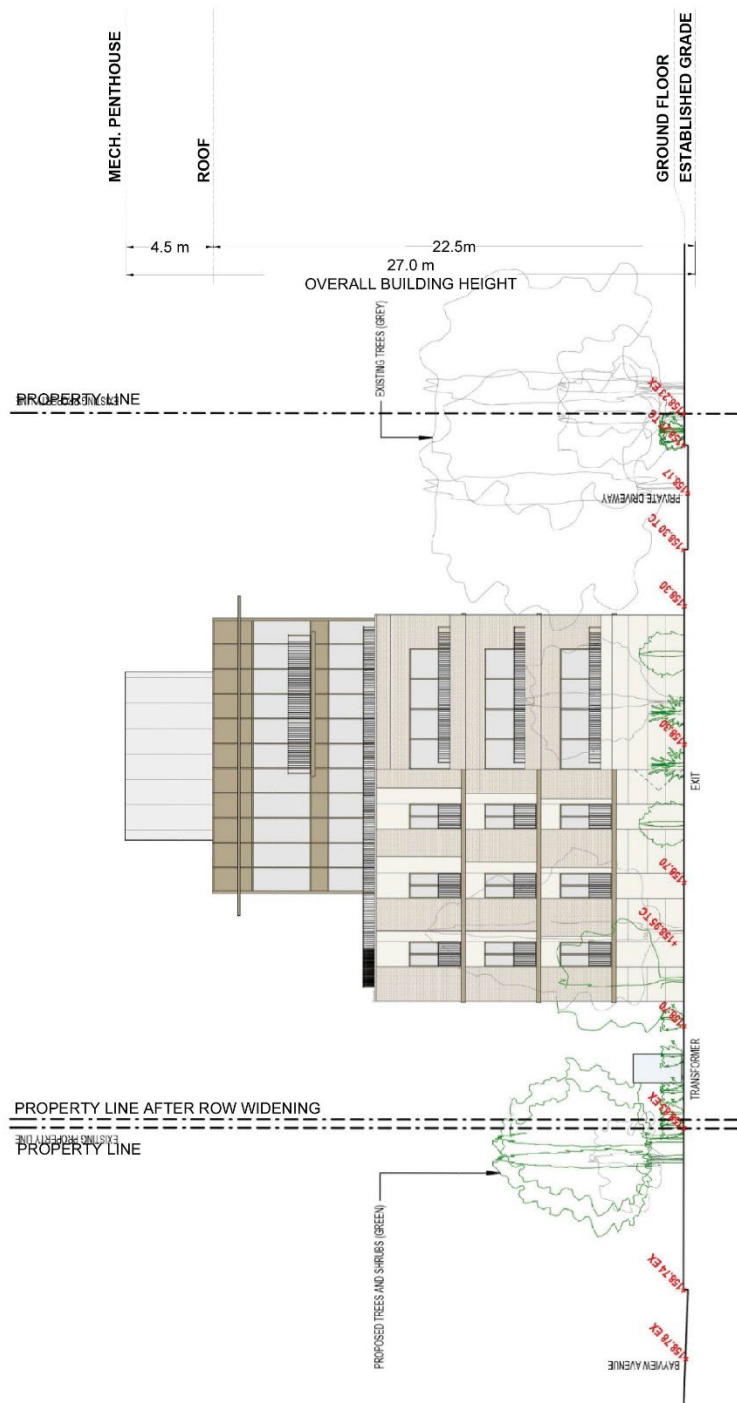
Site Plan

Attachment 8: Elevation Plan (Tudor Block – North)



North Elevation - 1 Tudor Gate

Attachment 9: Elevation (Tudor Block – South)



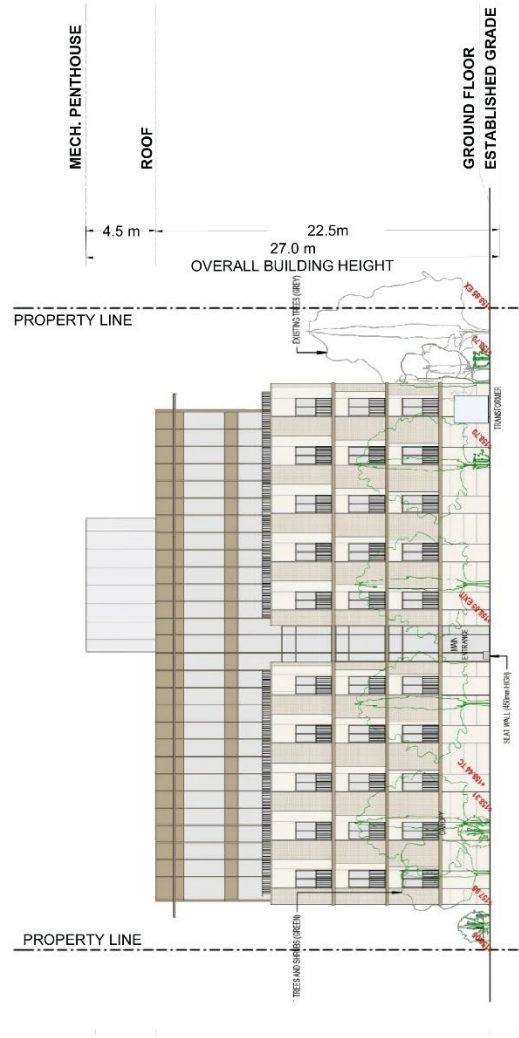
South Elevation - 1 Tudor Gate

Decision Report - Approval – 1 Tudor Gate & 39-43 Wilket Road



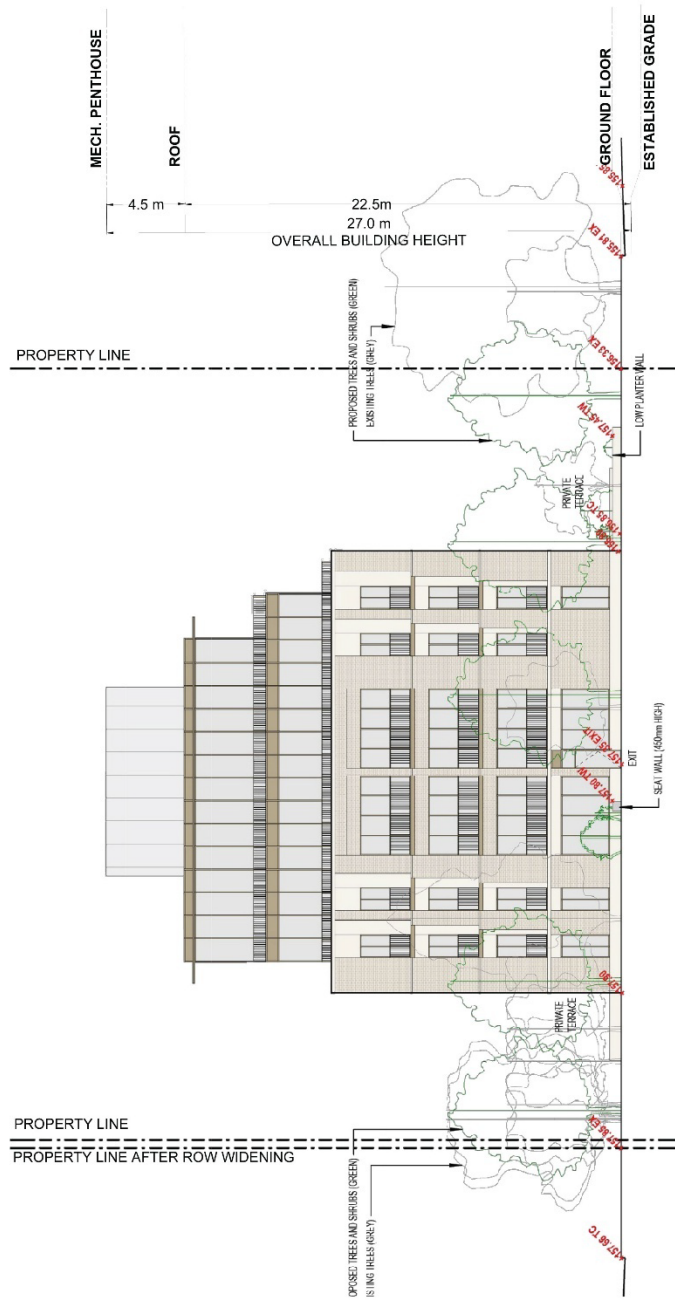
East Elevation - 1 Tudor Gate

Attachment 11: Elevation (Tudor Block – West)



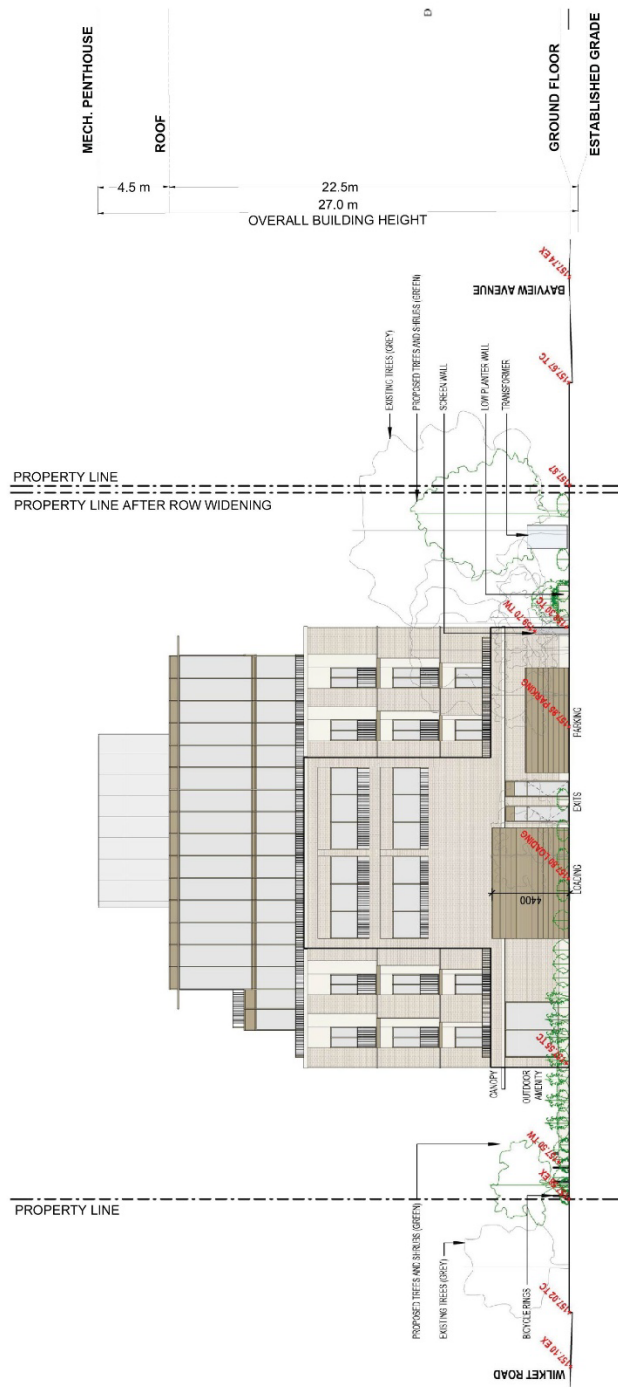
West Elevation - 1 Tudor Gate

Attachment 12: Elevation (Wilket Block – South)



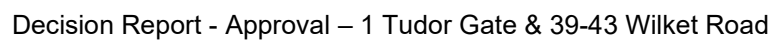
South Elevation - 39, 41 and 43 Wilket Road

Attachment 13: Elevation (Wilket Block – North)



North Elevation - 39, 41 and 43 Wilket Road

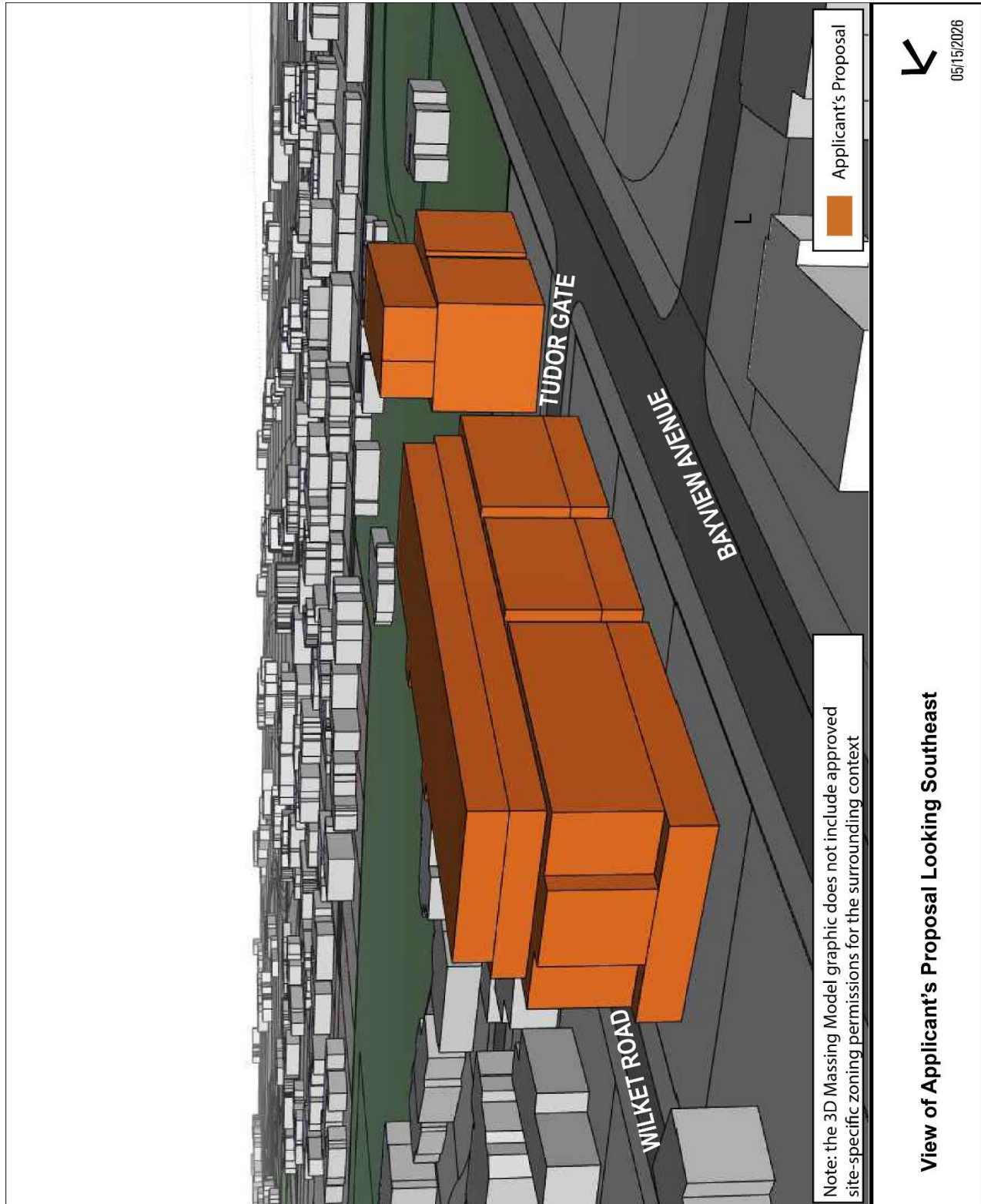
East Elevation - 39, 41 and 43 Wilket Road



Decision Report - Approval – 1 Tudor Gate & 39-43 Wilket Road



Attachment 16: 3D Massing – Looking Southeast



Attachment 17: 3D Massing – Looking Northwest

