

North York Community Council

July 7, 2026

9:30 AM



ZONING BY-LAW AMENDMENT APPLICATION

City File No. 25 249512 NNY 15 OZ

39, 41, 43 WILKET RD & 1 TUDOR GATE



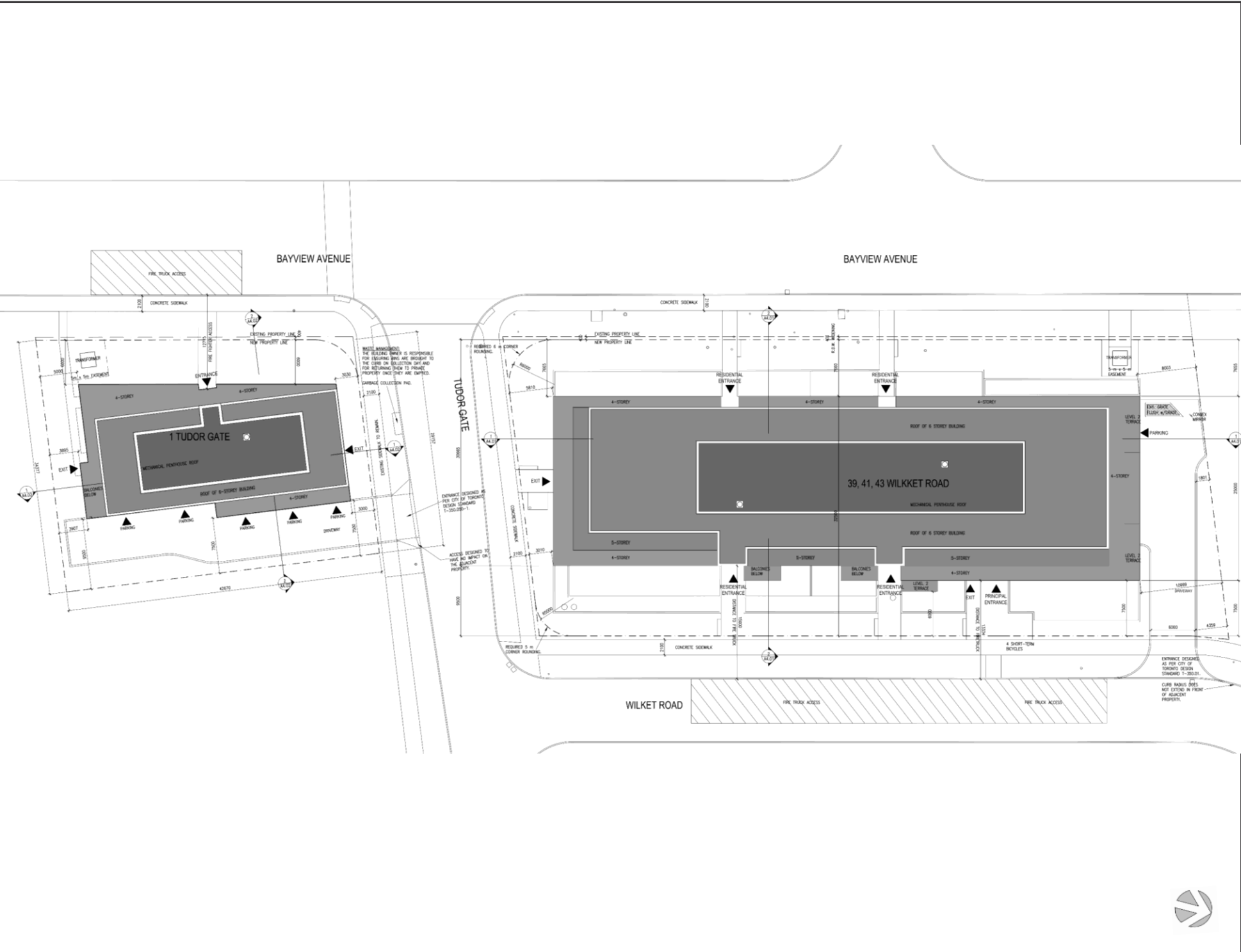
LEGEND

— Subject Lands

- ➔ The Subject Lands are located on the north-east and south-east corners of Bayview Avenue and Tudor Gate
- ➔ Combined lot area: 3,785.80 sq.m
- ➔ Lot Frontages:
 - Wilket Road: 93.47m
 - Tudor Gate: 40.89m
 - Bayview Avenue: 93.39m
- ➔ Bayview Avenue is considered a Major Street

Aerial photo of Subject Property - Prepared by Weston Consulting

PROPOSED DEVELOPMENT - SITE PLAN



- ➔ **Building Type:** Residential Apartment Building
- ➔ **Height:**
 - Wilket Road: 6-storeys (22.5 m)
 - Tudor Gate: 6-storeys (22.5 m)
- ➔ **Gross Floor Area (GFA):** 11,884.4 sq. m
- ➔ **Residential Units:** 54 Units
 - Wilket Road: 44 units
 - Tudor Gate: 10 units
- ➔ **Floor Space Index (Net):** 2.34
 - Wilket Road: 2.39
 - Tudor Gate: 2.07
- ➔ **Parking:** 68 spaces
 - Wilket Road:
 - Residential: 52 spaces
 - Visitor: 4 spaces
 - PUDO: 1 space
 - Tudor Gate:
 - Residential: 10 spaces
 - Visitor: 1 space

Site Plan - Prepared by BNA Baron Nelson Architects

- ➔ **Building Height:**
 - Both building height and MPH height were reduced
 - The overall building height was reduced by 3 metres (under 27 metres consistent with ROW)

- ➔ **Built Form:**
 - Increased front yard setback (Bayview Ave) from 3.0 metres to 6.0 metres
 - Increased rear yard setback from 5.5 metres to 7.5 metres
 - Lowered building stepbacks to top of 4th storey

- ➔ **Unit Reduction:**
 - Modest reduction in units from 55 to 54 units
 - Revisions to the ground floor layout to increase connectivity

- ➔ **Loading Space:**
 - A Type ‘G’ Loading Space was added to the Wilket Block – relocating garbage pick-up to the interior of the building

- ➔ **Parking:**
 - Increased parking (1 visitor space, 1 PUDO space)
 - Focus on short term parking

THANK YOU!

QUESTIONS?

Jane McFarlane

Weston Consulting – Partner

416.640.9917 (ext. 225)

jmcfarlane@westonconsulting.com