



Overview

Following the Housing Now – 50 Wilson Heights Blvd public meeting on June 12, 2019, the meeting’s presentation and feedback form were posted on the project website. Meeting participants and members of the public were invited to send the project team any feedback by July 31, 2019. Three (3) e-mails were received by the facilitation team. All e-mails sent to the facilitation team have also been shared with CreateTO and City of Toronto staff. The points below summarize the submitted feedback.

Respondents shared support for incorporating affordable housing, park space, and commercial/retail space at 50 Wilson Heights Blvd, suggested that the City explore opportunities to incorporate more affordable housing units, and expressed concerns about loss of commuter parking and current traffic congestion in the area.

Support

- **Some support for mixed-use development with affordable housing at 50 Wilson Heights Blvd that is close to transit.** Some respondents shared that mixed-use is a better use of the property than the current commuter parking lot; and that it is good to see park space, commercial/retail space, improvements to walking and cycling, and affordable housing located close to transit.
- **Support for park space.** There was also an interest to see if noise from the highway can be mitigated for park users.

Concerns

- **Existing/future traffic congestion in the area and the loss of commuter parking.** A respondent shared concern about the existing car traffic congestion in the immediate area, and whether the area’s growth, along with the closure of the commuter lot, will contribute further to the congestion on the local road network.

Site-specific suggestions, considerations, and/or advice:

- **Would like to see more affordable units.** There was an interest in exploring opportunities to provide more affordable units, and to possibly include deeply affordable units. A respondent shared concern that replacing the commuter lot with underground parking may require substantial City funding and/or risk the viability of the project. Another respondent shared a model and rendering of an alternative proposal that illustrates an increased number of affordable units at 50 Wilson Heights Blvd.

- **This is a good opportunity to improve walking and cycling in the area.** Consider providing a signalized intersection at Faywood Blvd and Wilson Ave for a safe pedestrian and/or cyclist crossing; and a cycling route along Faywood Blvd.
- **Consider a stepped back building facing Wilson Ave to create a human scale street wall along Wilson Ave.**
- **Explore opportunities to provide more office space on this piece of City-owned land.**
A respondent said they understood that this site has a requirement for a minimum of 50% of the total gross floor area to be used for non-residential purposes (as part of the Tippet Road Area Regeneration Study); and that commercial and retail uses can activate the area during mid-day periods on weekdays. *Clarification added by City staff: The City Council adopted Official Plan Amendment No. 309 Policy 7.1 reads: "a portion of the gross floor area on the lands north of Wilson Avenue will be used for non-residential purposes."*