

Authority: North York Community Council Item NY4.1,  
as adopted by City of Toronto Council on March 27 and 28,  
2019

**CITY OF TORONTO**

**Bill 976**

**BY-LAW -2019**

**To adopt Amendment 442 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2018 as 15, 19 and 21 Holmes Avenue.**

Whereas authority is given to Council under 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;

The Council of the City of Toronto enacts:

1. The attached Amendment 442 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 442 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 15, 19 AND 21 HOLMES AVENUE**

The Official Plan of the City of Toronto is amended as follows:

**Clause 1**

Map 8-13 of the North York Centre Secondary Plan is amended in accordance with Schedule ‘1’ attached hereto.

**Clause 2**

Map 8-8b of the North York Centre Secondary Plan is amended in accordance with Schedule ‘2’ attached hereto.

**Clause 3**

Chapter Six, Section 8 of North York Centre Secondary Plan is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy No. 16:

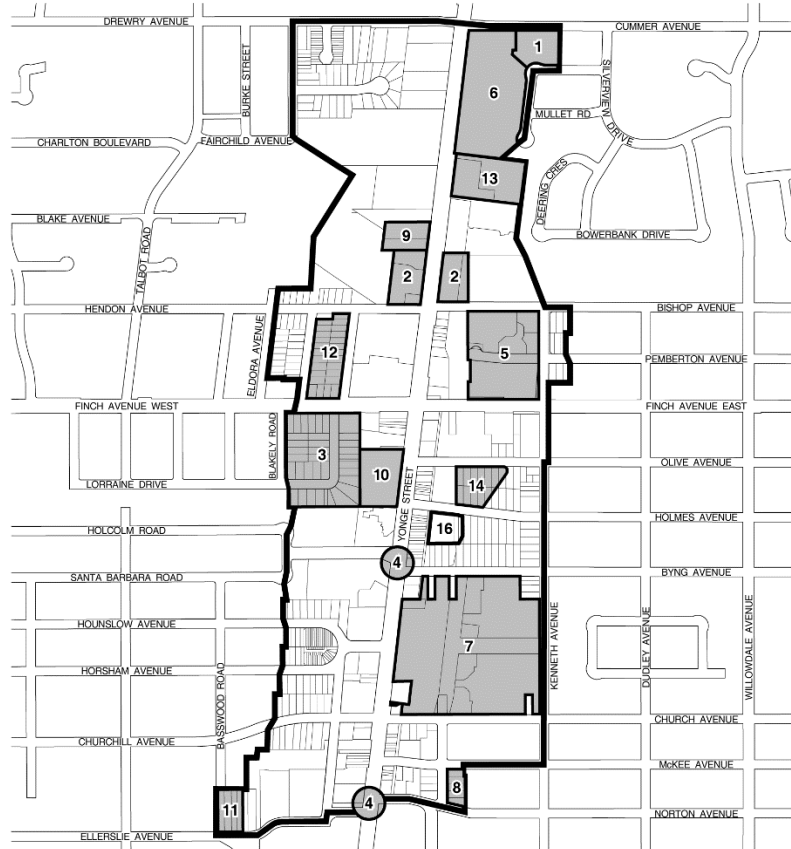
**“16. 15, 19 and 21 Holmes Avenue.**

- (a) Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 104 metres, excluding the mechanical penthouse, is permitted on the Lands delineated by a dashed line on Map 8-8b.
- (c) Despite Section 6.7 of this Secondary Plan, the Private Outdoor Recreational Space requirements for the Residential Development on the lands shall be as follows:
  - (i) The private outdoor recreational space may be located above grade on the fourth floor; and
  - (ii) For the purpose of this exception, under Section 3.3 of this Secondary Plan, bicycle parking may be provided on the mezzanine level.”

**Clause 4**



Notwithstanding APPENDIX 1 – NORTH YORK CENTRE MOTOR VEHICLE PARKING POLICY, Section 2.2 thereof does not apply.

Schedule '1'



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

-  Location of Application
-  Secondary Plan Boundary
-  Site Specific Policy Areas\*

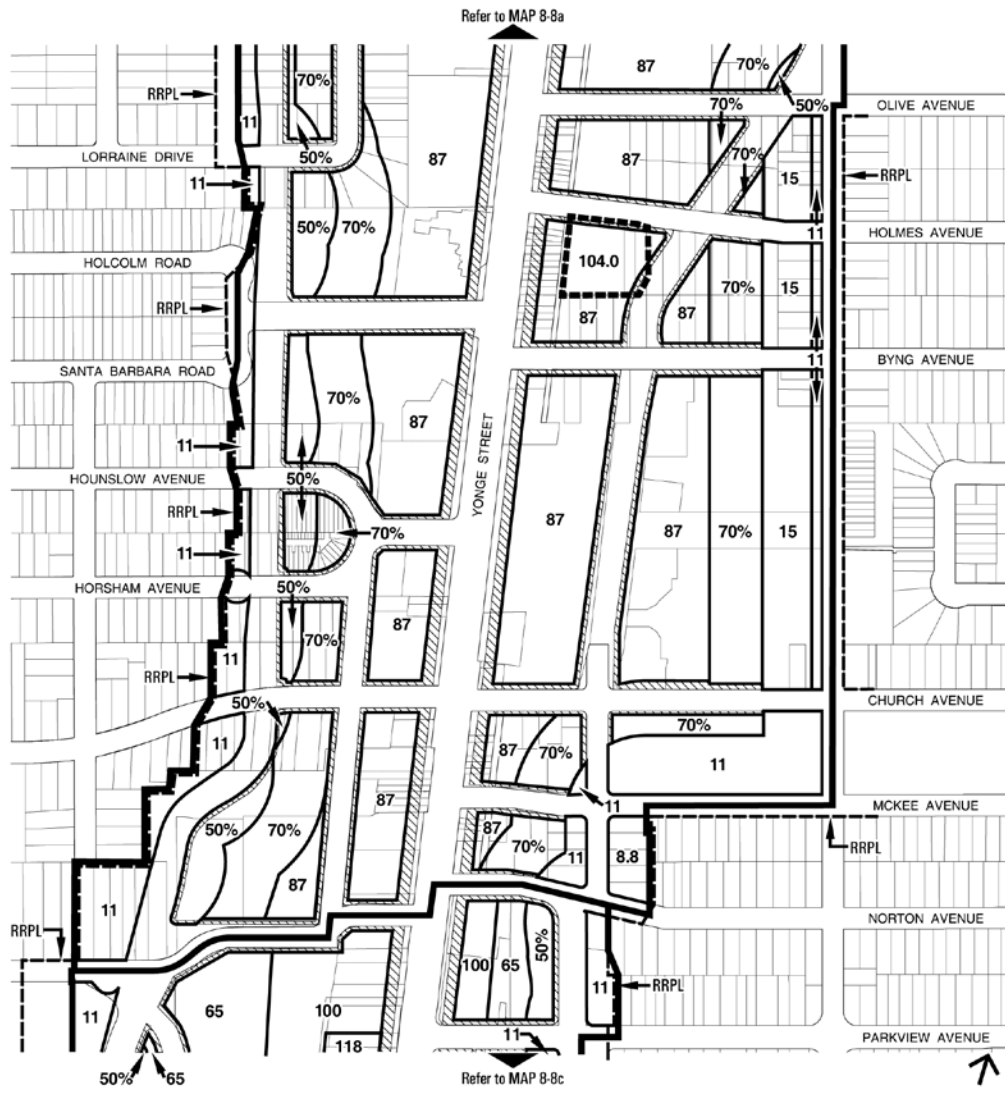
\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.



October 2009

Schedule '2'



North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

Secondary Plan Boundary	Maximum 87m Above Grade	Relevant Residential Property Line (RRPL)
The Lesser of 8.8m or 2 Storeys	Maximum 100m Above Grade	Location of Application
The Lesser of 11m or 3 Storeys	Maximum 50% Horizontal Distance from RRPL	
The Lesser of 15m or 4 Storeys	Maximum 70% Horizontal Distance from RRPL	
Maximum 65m Above Grade	Street Facade Limit as per Section 5.3 of this Secondary Plan	



November 2015