

Authority: North York Community Council Item NY12.9,
adopted as amended by City of Toronto Council on April
17, 18 and 19, 2024

CITY OF TORONTO

Bill 399

BY-LAW -2024

To adopt Amendment 725 to the Official Plan respecting the lands known municipally in the year 2023 as 26, 28, 36 and 38 Hounslow 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 the 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 725 to the Official Plan is hereby adopted to the Planning Act, as amended.

Enacted and passed on April , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

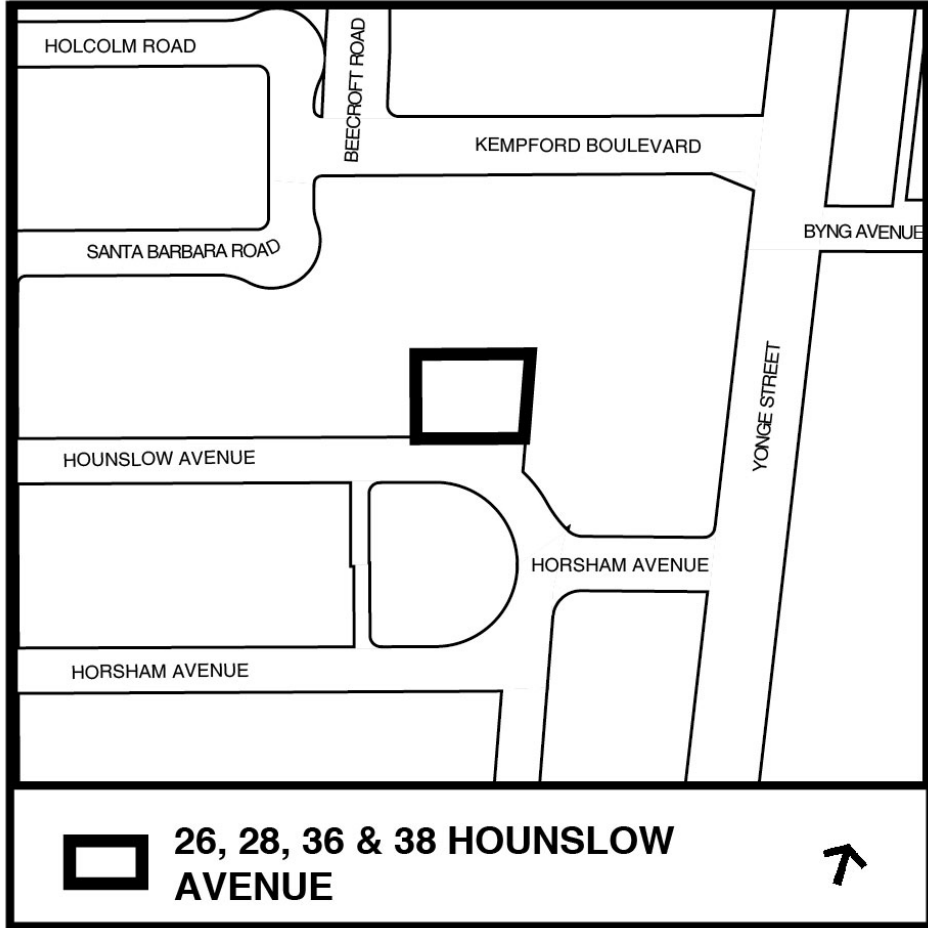
(Seal of the City)

AMENDMENT 725 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
26, 28, 36 AND 38 HOUNSLOW AVENUE

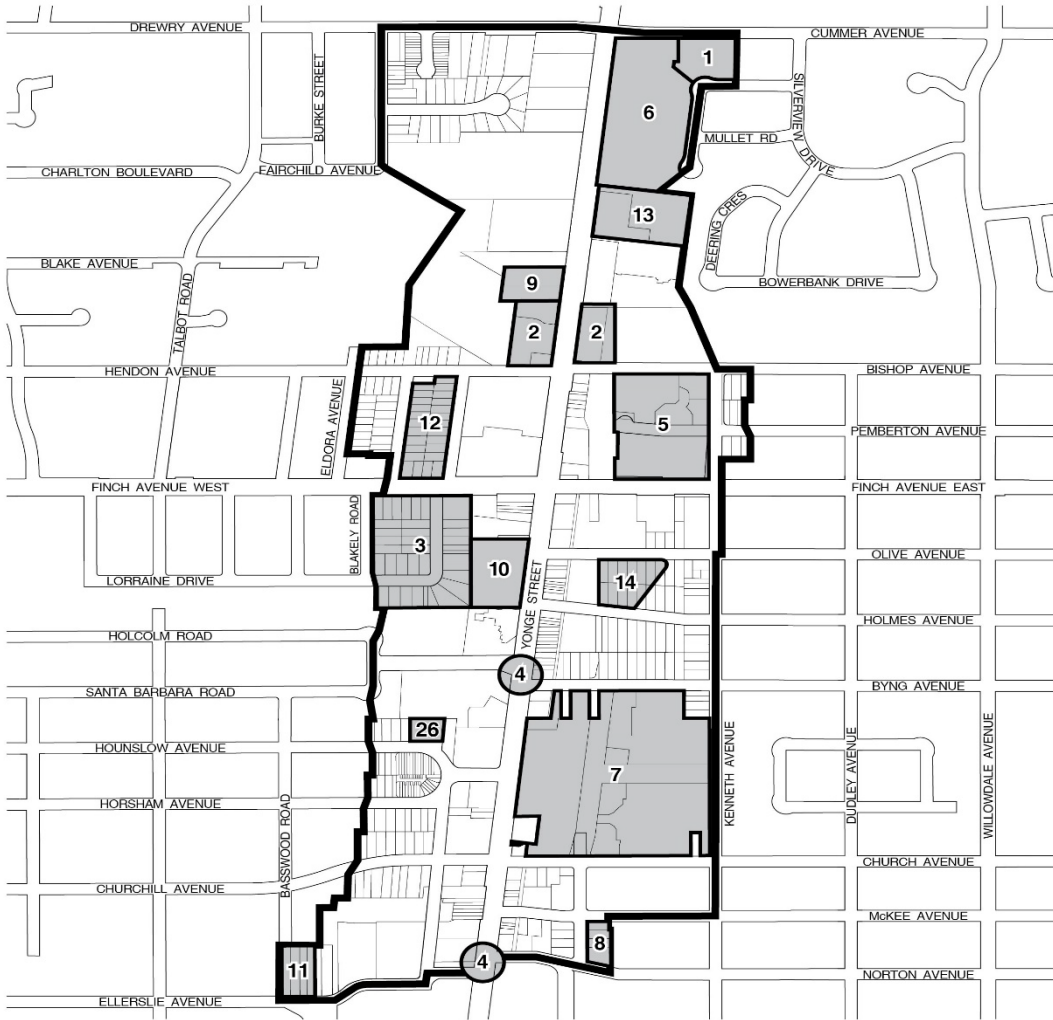
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, North York Centre Secondary Plan, Section 13 North York Centre North Site Specific Policies, is amended by adding Site-Specific Policy 26 for the lands known municipally in 2023 as 26, 28, 36 and 38 Hounslow Avenue and shown on Schedule A below, as follows:
 - 26. 26, 28, 36 and 38 Hounslow Avenue (26 on Map 8-13)**
 - a) Notwithstanding the provisions of Section 3.2, Section 3.3 and Map 8-7 of this Secondary Plan, development on the lands will have a maximum density of 9.0 times the area of the lands.
 - b) With respect to the provisions for parking supply, Section 4.6.1(c) and 4.6.1 (d) and Section 2.2 of Appendix 1 of this Secondary Plan, will not apply and vehicular parking supply will be secured through an implementing Zoning By-law.
 - c) Notwithstanding the provisions of Section 5.3.5(b)(i) and 5.3.5(b)(ii) of this Secondary Plan,
 - i. the development on the lands will not exceed a height of 18.5 metres at the street frontage along the side street;
 - ii. above the 18.5 metres height, taller buildings will be set back a minimum of 3 metres from the street frontage.
 - d) Notwithstanding the provisions of Section 5.4.2 and Map 8-8b of this Secondary Plan, development on the lands will have a maximum height of 84.0 metres, excluding the mechanical penthouse floor.
2. Chapter 6, North York Secondary Plan, Map 8-13 - North York Centre North Site-Specific Policies is amended by adding the lands municipally known in the year 2023 as 26, 28, 36 and 38 Hounslow Avenue as shown on the attached Schedule B.

Schedule A





Schedule B



Official Plan Amendment #725

North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

-  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.

