

**35 – 39 Holmes Avenue – Official Plan Amendment & Zoning Amendment Applications – Refusal Report**

<b>Date:</b>	May 17, 2018
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	18 104519 NNY 23 OZ

**SUMMARY**

The applications propose to amend the Official Plan and Zoning by-law to permit an 18-storey residential building comprised of 154 residential units at 35, 37 and 39 Holmes Avenue. The proposed building would have a height of 60.63 metres to the top of the mechanical penthouse and a gross floor area of 13,306 m<sup>2</sup> with a density of 9 times the lot area.

**COMMENTS**

Planning staff are currently preparing the report and will be reporting to the June 6, 2018 meeting of North York Community Council.

**CONTACT**

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**SIGNATURE**

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 Joe Nanos, Director  
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