

Public Attachment 3

CITY OF TORONTO

BY-LAW NO. XXX-2021

To adopt Amendment No. XXX to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2021 as 35-39 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 HEREBY ENACTS as follows:

1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ____ day of _____, A.D. 2021.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

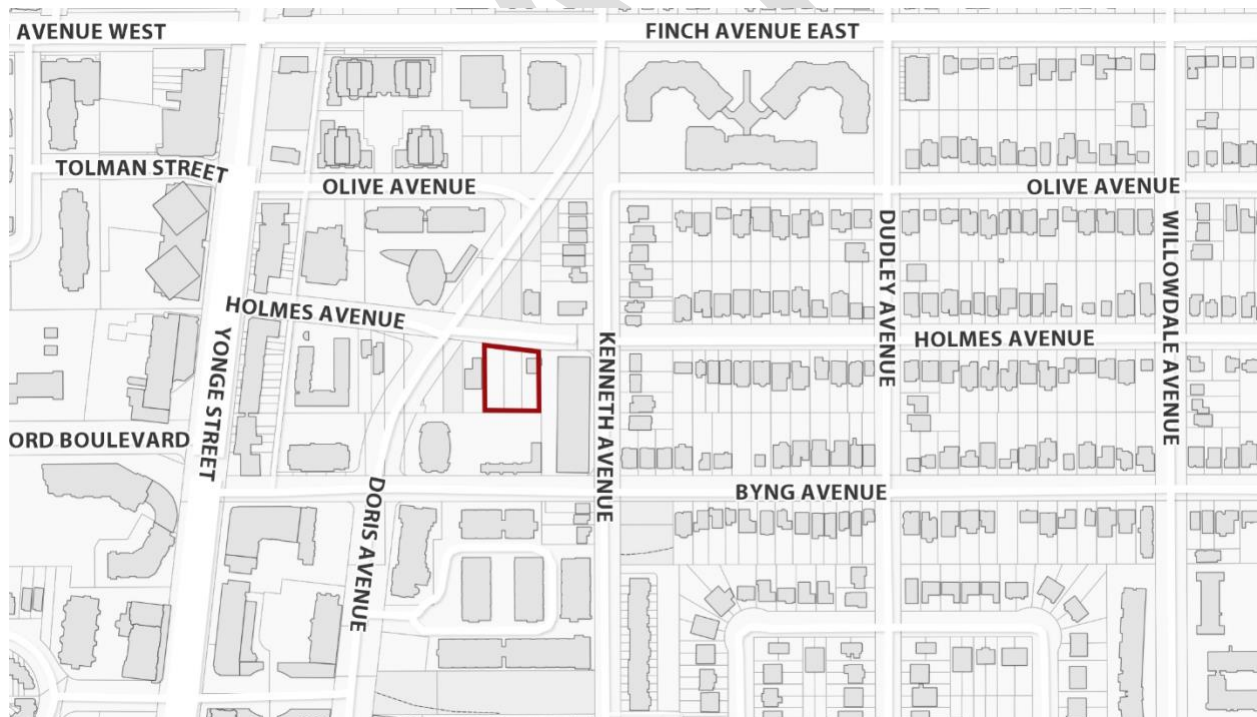
**EXPLANATORY NOTE FOR AN APPLICATION
FOR AN OFFICIAL PLAN AMENDMENT
RESPECTING THE PROPERTY MUNICIPALLY KNOWN IN THE YEAR 2021 AS
35-39 HOLMES AVENUE**

This is an application to amend the Official Plan for the City of Toronto with respect to lands known municipally as 35-39 Holmes Avenue, in the City of Toronto, which is a mid-block located on the south side of Holmes Avenue, between Doris Avenue to the west and Kenneth Avenue to the east. (“subject lands”).

The subject lands are designated Mixed-Use pursuant to the Official Plan. A site-specific amendment is proposed in connection with a residential development comprised of an seventeen (17) storey residential building on the subject lands.

The proposal will facilitate a modest intensification within North York Centre North, and within the Gateway and Anchor Mobility Hubs associated with the Finch and North York Centre subway stations. It will contribute to the revitalization of the immediate and broader North York Centre and respect its existing and planned context.

LOCATION MAP OF THE LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT



AMENDMENT NO. XXX

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 35-39 HOLMES AVENUE

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

1. Chapter 6, Section 8 (North York Centre Secondary Plan), is amended by adding the following Site Specific Policy:

XXX. 35-39 Holmes Avenue

- a) The Site Specific Policy 13.XX applies to the lands identified in heavy outline on Schedule “1” attached to this By-law (the “Lands”). A residential building with a maximum building height of seventeen (17) storeys is permitted.
- b) Notwithstanding the Density Limits prescribed in Section 3.2, a maximum of 10,800.0 square metres of residential gross floor area is allowed on the Lands permitting a maximum density of 4.51 times the lot area.
- c) None of the provisions of Section 3.3, Figure 3.3.1 and/or Section 3.4 shall apply to the Lands.

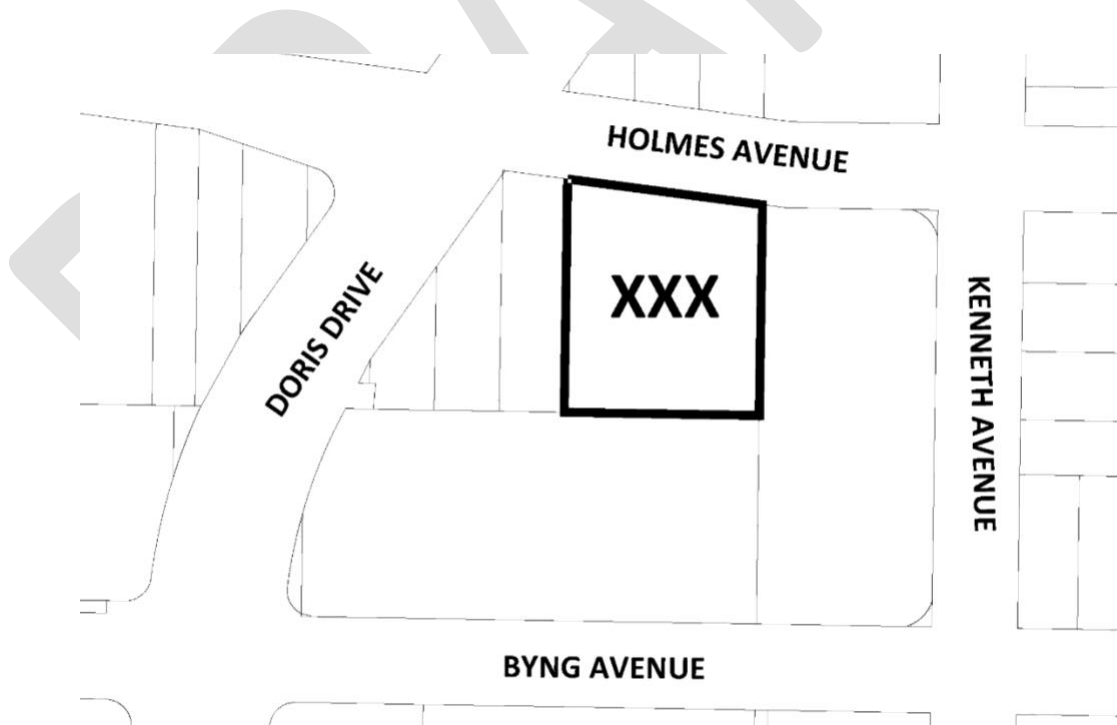


Figure 1

2. Chapter 6, Section 8 (North York Centre Secondary Plan), Map 8-7 entitled “North York Centre Density Limits” is amended to permit a maximum density of 4.51 times the lot area for the Lands known municipally in the year 2021 as 35-39 Holmes Avenue shown on the map above.

DRAFT