

26-38 Hounslow Avenue – Official Plan Amendment and Zoning Amendment Applications – Decision Report – Approval

Date: March 12, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

Planning Application Number: 23 219525 NNY 18 OZ

SUMMARY

The Official Plan Amendment and Zoning By-law Amendment application proposes to construct a 26-storey residential building, containing 305 units. The building proposes to have 19,384.5 square metres of total gross floor area, resulting in a density of 8.98 times the area of the site at 26, 28, 36 and 38 Hounslow Avenue. The application proposes to include 1,310 square metres of indoor and outdoor amenity space. Vehicular access to the site would be provided by a driveway via Hounslow Avenue and parking is proposed to be contained within 2 levels of underground parking that will provide 78 vehicular parking spaces including 18 visitor parking spaces, and 264 bicycle parking spaces.

City Planning staff have reviewed the proposal and are recommending approval in an amended form with an increase of 4 metres to the west side setback to the podium (for a total minimum west side yard setback to the podium (floors 2-5) of 5.5 metres) and a minimum rear yard setback of 1.5 metres on the ground floor.

The amended proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law; the application proposes a redevelopment of the site to provide a residential development that supports existing transit infrastructure and is located with an area where Provincial and City policies have planned for intensification and growth.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan, for the lands at 26-38 Hounslow Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend former City of North York Zoning By-law 7625, for the lands at 26-38 Hounslow Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council direct that Zoning By-law Amendment Application (File No. 2016 261875 NNY 23 OZ) on the subject property to permit the construction of a 10-storey residential building be closed, and direct the City Solicitor and request the Applicant to seek closure of the related Ontario Land Tribunal appeal file (PL 180327).

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on March 9, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available [here](#). The subject application was received on November 3, 2023, and deemed incomplete with notice to the applicant sent on December 1, 2023. Additional application materials were received, and the application was deemed complete as of December 21, 2023. A Preliminary Summary of the application is available [here](#). Staff conducted a Community Consultation Meeting for the application on February 12, 2024. Community consultation is summarized in the Comments section of this Report.

A previous application for a Zoning By-law Amendment was received on December 8, 2016, for a portion of the subject site - properties 26, 28 and 36 Hounslow Avenue. The proposal was for 34 stacked townhouses of heights ranging from 3 to 4 storeys, contained within two buildings with one level of underground parking containing 29 spaces and a density of 2.22 FSI (16 261875 NNY 23 OZ).

A related Site Plan Application was received on June 04, 2018 (18 171352 NNY 23 SA).

Over time, this original application was revised to a 10 storey proposal but has sat dormant for a period of time. The site has since been taken over by a new applicant who has submitted the current proposal.

During the course of the previous and current application, The Growth Plan (2020) introduced policies pertaining to population and employment densities to be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10- minute walk. The Growth Plan (2020) requires that, at the time of the next (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

At its meeting on July 19, 2022, City Council adopted Item PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report. This item outlines the draft MTSA and PMTSA boundaries. The site is located within the proposed Finch Protected Major Transit Station Area and is identified as having a minimum density target of 2.5 FSI. However, these boundaries have not yet been approved by the Province.

THE SITE

Description

The subject site consists of 4 consecutive properties and is located on the north side of Hounslow Avenue. The site is rectangular in shape with a total site area of 2,160 square metres, frontage of 52 metres along Hounslow Avenue, and a lot depth of approximately 40.5 metres.

Existing Use

Existing on the subject lands are four detached dwellings ranging in height from 1 to 2 storeys. The existing dwellings are vacant.

Surrounding Land Uses

As shown on Attachment 2: 'Location Map' of this report, the following are the surrounding land uses:

- **North:** A 21-storey residential building with frontage onto Kempford Boulevard and a 14-storey retirement residence with access onto Yonge Street.
- **South:** Immediately south of the subject site is Hounslow Avenue. On the south side of Hounslow Avenue are 2 to 3-storey townhouse dwellings.
- **East:** Immediately east of the subject site is an 8.1 metre wide public walkway, which extends from Hounslow Avenue to the southeast corner of Beecroft Road

and Kempford Boulevard. Beyond the walkway to the east, is a 4-storey stacked townhouse dwelling with frontage on Hounslow Avenue and a 22-storey residential building with retail uses at grade fronting onto Yonge Street.

- **West:** A 1 1/12-storey detached dwelling is located immediately west of the site, located within a *Mixed Use Areas* designation. Then Beecroft Road, followed by a low-rise residential neighbourhood consisting of 1 to 2-storey detached dwellings.

THE APPLICATION

Description

The original application proposed to redevelop the site with a 24-storey residential building consisting of a 5-storey podium with a 19-storey tower above. The total gross floor area was approximately 18,737 square metres with 305 residential units and a Floor Space Index of 8.68.

Through the review of the development proposal the application has been revised to a 26-storey residential building, measuring 83.43 metres in height, excluding a 6.5 metre-tall mechanical penthouse. The residential building will consist of a 5-storey podium with a 21-storey tower element above. The proposal consists of a total gross floor area of 19,384.5 square metres and total of 1,310 square metres of indoor and outdoor amenity space. This revision by the applicant partially addresses staff comments that requested increased setbacks on the west and east side of the property. Please refer to Attachment 7 for the site plan and Attachment 8-11 for the elevations.

Density

The proposal has a density of 8.98 times the area of the lot.

Dwelling Units

The proposal provides a total of 305 unit with a residential mix that would include 15 studio units (5%), 92 one-bedroom (30%), 107 one-bedroom plus den (35%), 61 two-bedroom (20%), and 30 three-bedroom units (10%).

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 78 parking spaces (59 residential spaces, 18 visitor spaces, 9 accessible spaces and 1 car share space) contained within two levels of underground parking, a total of 264 bike parking spaces, and one Type "G" loading space. Vehicular access to the subject site is proposed via Hounslow Avenue by way of a driveway running perpendicular to the street that connects to the underground parking access ramp and servicing areas located within the ground floor.

Additional Information

See Attachments 1, 2, 7 and 8-11 of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including

all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/26HounslowAve

Reasons for Application

An amendment to the North York Centre Secondary Plan is required to permit an increase to the maximum height and density for the subject site. Amendments to former City of North York Zoning-By-law 7625 are required to permit the proposed building form, height, density, building setbacks and other site specific development standards.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Architectural Plans
- Block Context Plan
- Civil and Utility Plans
- Community Services and Facilities Study
- Concept Site and Landscape Plan
- Energy Strategy Report
- Geotechnical Study
- Green Standard Statistics
- Hydrogeological Report
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Public Utilities Plan
- Sanitary Analysis Report
- Servicing Report
- Stormwater Management Report
- Sun/Shadow Study
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, 2020 ("PPS"), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ("the Growth Plan"). The site is located within the North York Centre *Urban Growth Centre* and is subject to relevant Urban Growth Centre in the Growth Plan.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as in one of the four *Centres*. *Centres* are key locations on the rapid transit system where housing, jobs and services will be concentrated. The land use designation for the site is *Mixed Use Areas* in accordance with Map 16 of the Official Plan. See Attachment 3 of this report for the Land Use Map. *Mixed Use Areas* are intended to accommodate most of the increase in jobs and population anticipated by the Official Plan's growth strategy over the coming decades. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The North York Centre Secondary Plan identifies the site as *Mixed Use Area "H"* on Map 8-4 of the Secondary Plan. *Mixed Use Area "H"* provides for, residential uses, institutional uses that are not predominantly offices, public parks and recreational uses.

The Secondary Plan provides for a density of 2.6 FSI and limits the maximum height for the site to a maximum of 50% of the horizontal distance from the Relevant Residential Property Line ("RRPL") to the west of the site, a maximum of 70% of the RRPL to the centre and a maximum of 87% of the RRPL to the eastern portion of the site. The RRPL is generally representative of the closest property lines of detached or semi-detached dwellings outside the boundaries of the North York Centre, which in this case would be the easterly property line of the single detached dwellings beyond Beecroft Road.

The Secondary Plan also encourages redevelopment that ensures compatibility with the surrounding stable residential areas while contributing to an attractive pedestrian oriented street edge with emphasis on good design and landscaping, buffering and tree features.

The North York Centre Secondary Plan can be found here: [North York Centre Secondary Plan](#)

The City is undergoing a review of the North York Centre Secondary Plan. More information on the ongoing Secondary Plan review can be found here: [North York Centre Secondary Plan Review](#)

Zoning

The subject lands are excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The subject site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) under Zoning By-law 7625. The R4 zoning category permits single detached dwellings and accessory uses with a height limitation of 8.8 metres for residential use. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program

The City's Design Guidelines may be found here: [Design Guidelines – City of Toronto](#)

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The proposed development is subject to site plan control. A Site Plan Control application has not yet been submitted and should follow the completion of the Official Plan Amendment and Zoning By-law Amendment applications.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting ("CCM") was held by City Planning staff on February 12, 2024. The CCM was attended by approximately 53 people, including the local ward councillor and including staff and the applicant team.

Community Planning staff provided an overview of the site context, the in-effect policy framework and a summary of the application review process; the applicant's team provided a presentation focused on the proposed development, and a facilitated

discussion was hosted with attendee participation. Comments, questions and concerns raised during the facilitated discussion were generally focused on the following:

- Concerns of shadow impact.
- Concerns of insufficient building setbacks, particularly on the west side of the property.
- Concerns that the proposed parking supply is insufficient.
- Concerns of traffic impact and congestion that may result from the proposed development.
- Questions raised on the timing of construction.
- Concerns about the appropriateness of the proposed height and density of the proposed development.

Comments and concerns raised through CCM have been considered as part of the review of this application and the recommendation of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020).

The proposal is in keeping with the intensification policies of both the PPS and the Growth Plan. Policy 2.2.1(2)(c) of the Growth Plan directs that growth be focused in "delineated built-up areas," "strategic growth areas" and locations with existing and planned transit, with a priority on "higher order transit" where it exists or is planned. The site is located within such an area and has access to existing surface transit and is also located approximately 530 metres south of the Finch Transit Hub (which includes access to the TTC Subway Station, Go Transit, VIVA and York Regional Transit (YRT)).
Planning for Major Transit Station Areas

The site is located in a *Mixed Use Areas* designation where reurbanization and growth are anticipated. The application supports active transportation through the adequate provision of bicycle parking spaces and reduced vehicular parking to residential unit ratio. The proposal also adds to the range and mix of housing options in the area in accordance with Provincial policy and supports the densities for the Urban Growth Centre and also the proposed MTSA targets established by the City of a minimum of 350 people and jobs per hectare. In the opinion of Staff, the amended proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan and Secondary Plan policies and planning studies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole.

The proposed residential use is in keeping with the land use permission of the Official Plan and North York Centre Secondary Plan. The site is designated *Mixed Use Areas* which supports broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. The proposal is supported by a Provincial and City policy framework that seeks to direct growth and mixed-use development to existing built-up areas through infill and intensification in proximity to higher-order public transit.

Density, Height, Massing

This application has been reviewed against the official plan policies, secondary plan policies, planning studies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The revised proposal of 26-storeys is appropriate for the site as this height is keeping with the existing and proposed heights within the surrounding area and along the nearby, Yonge Street. The North York Secondary Plan Policy 5.3.2 requires a decrease in height and building mass from Yonge Street to neighbouring residential areas. The height proposed on site represents a decrease in height of planned context and for recent development proposals along Yonge Street. The top west side of the tower and mechanical penthouse encroach into the angular plane. This encroachment is considered minimal by staff.

The tower is set on top of a 5-storey podium which is setback 3 metres from the front property line. The eastern front of the property contains a triangular shaped piece of land as part of the City's boulevard which enables the building to seem setback further from the front property line (see Attachment 7, the site plan for details).

The current proposal incorporates a setback of 1.5 metres for the base building or podium from the west property line. Existing to the west of the property is a 1.5 storey detached dwelling at 40 Hounslow Avenue which has an Official Plan designation of *Mixed Use Areas*. Although this designation envisions future growth at 40 Hounslow Avenue, the proposed building is not adequately set back from the west lot line that abuts this current condition of an existing low rise building.

On the ground level, the building proposed a 0.7 metre setback to the rear property line. Staff have concerns that this setback does not allow for tree planting and landscaping and does not provide an improvement to the existing condition of the rear publicly-accessible pedestrian walkway.

The amended proposal would incorporate an increased podium setback to a total of 5.5 metres to the west property line and a 1.5 metre setback to the rear property line. The

increased setbacks are intended to provide appropriate building transition in scale towards the low rise building and appropriate building setback to the north of the site to enable tree preservation, planting, and landscaping. City staff consider the height, amended massing and density appropriate for the site.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan, Secondary Plan policies, planning studies and design guidelines described in the Policy and Regulation Considerations Section of this report. A Sun Shadow Study was submitted as part of the application. The study analyzed shadow impacts for the spring and fall equinoxes (March and September 21st) and the summer solstice (June 21st) between the hours of 9:18 a.m. and 6:18 p.m. The study demonstrated that there would be minor shadow impacts on the lands designated *Neighbourhoods* to the northwest of the site in the morning hours of the spring and fall equinox and summer solstice. The study also demonstrated that the proposal would cast minor incremental shadows on the Kempford Parkette in the morning hours.

In accordance with the study, the proposal will cast shadows that impact the outdoor amenity space of the northern property at 5444 Yonge Street. The shadow impacts generated by the proposal on the northern property are adequately limited, given the location of the amenity spaces to the subject site.

The shadow study demonstrates that the proposal would not produce any incremental shadowing on the Hounslow Avenue right-of-way at the assessed times.

Pedestrian Level Wind Study was prepared for the application to assess wind conditions for the proposed development. The study concludes that most grade-level pedestrian wind-sensitive areas on and around the site are acceptable for the intended uses. The grade level outdoor amenity area will experience comfortable wind conditions during the typical use period. To achieve comfortable seating through out this space, mitigation measures such as targeted wind barriers or dense plantings and canopies above the seating area. Level 2 amenity terrace is anticipated to have comfortable wind conditions through the intended use period. Level 3 amenity terrace and the Mechanical Penthouse Level amenity terrace will experience conditions suitable for sitting and standing, however, mitigation measure is recommended for comfortable seating in most areas of these spaces, measure including tall wind screens, and inboard mitigation of the terrace perimeter targeted around sensitive areas. Staff will ensure appropriate measures are incorporated into the building design through the Site Plan Control process.

Access, Parking, Loading

The proposed vehicular access to the site is provided from Hounslow Avenue. Transportation Services Staff have reviewed the Traffic Impact Study and are satisfied with its conclusions. The proposed vehicle parking rate of 59 resident parking spaces, 18 visitor parking spaces, 1 car share parking space, and 9 accessible parking spaces meets the minimum parking requirements for the site in accordance with By-law 89-2022. City's Transportation Services staff is requesting parking be supplied at a rate of

0.2 per unit type for residents and 2 plus 0.01 per unit type for visitors. The total vehicular parking supply provided by the application meets the total parking supply required by staff. However, the applicant's proposed resident and visitor parking spaces should be reallocated in accordance with staff requirements.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for a residential condominium housing with a unit mix that meets the Growing Up Guidelines. The proposed unit mix meets the policy direction of the Official Plan to provide a full range of housing and achieves unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines") to provide a minimum of 20 percent two-bedroom units and 10 percent three-bedroom units within new developments.

Parkland

In accordance with [Section 42 of the Planning Act](#), the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Servicing

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management, and Hydrogeological reports. Engineering and Construction Services staff have reviewed the submitted materials and have identified outstanding items for review. Staff are recommending that the Zoning By-law be subject to a holding provision pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- the City has received, reviewed and accepted the Functional Servicing Report, demonstrating that sufficient capacity exists to accommodate the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

- Should the servicing review identify upgrades and/or new services are required, those upgrades and/or services will be secured by a financially secured agreement, prior to lifting of the holding provision.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The current front, side and rear yard setbacks proposed by the development restrict the site from preserving any existing mature trees and from providing space for private tree planting. The Official Plan, chapter 3 provides direction for how developments should preserve, incorporate, and plan for trees on site.

In accordance with Municipal Code Chapter 813, Article III (Private Tree Protection By-Law) (42) Private tree plantings will be required as compensation for the proposed removal of (14) privately owned trees. Although Urban Forestry may accept Cash in Lieu ('CIL') of planting, the intent of tree removal compensation is to replace tree canopy loss on site which is why Urban Forestry is requesting improved private tree planting on site. In accordance with the amended setbacks requested from staff, Urban Forestry suggests that the north property line is a good candidate for increasing the setback to a minimum of 1.5 metres to provide for landscaping along the rear property line.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the zoning by-law process including automobile Infrastructure, cycling Infrastructure and the storage and Collection of recycling and organic waste.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal as amended is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe

(2020). Furthermore, the proposal as amended conforms to the Official Plan, particularly as it relates to policies that support new housing supply through intensification with the *Centres, the MTSA* and *Mixed Use Areas* designation. Staff worked with the applicant to address and resolve some concerns around building setbacks, tower floor plate size and tower stepbacks. The additional amendments proposed to the application will limit the impact of the development on adjacent properties and provide for landscape buffering. Staff recommend that Council support approval of the application as amended.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8-11: Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 26 HOUNSLOW AVE Date Received: October 27, 2023

Application Number: 23 219525 NNY 18 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: An Official Plan and Zoning By-law Amendment to allow for the construction of a 26-storey residential building consisting of 305 residential units, 19,384.5 square metres of Gross Floor Area and an FSI of 8.98.

Applicant	Agent	Architect	Owner
MATTAMY HOMES			HOUNSLOW HOLDINGS INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: R4 Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,160 Frontage (m): 22 Depth (m): 41

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,210	1,210
Residential GFA (sq m):	872		19,384.5	19,384.5
Non-Residential GFA (sq m):				
Total GFA (sq m):	872		19,384	19,384
Height - Storeys:			26	26
Height - Metres:			83.4	83.4

Lot Coverage Ratio (%) : 56.01 Floor Space Index: 8.98

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 19,384 59

Retail GFA:

Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	4			
Condominium:			305	305
Other:				
Total Units:	4		305	305

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		15	199	61	30
Total Units:		15	199	61	30

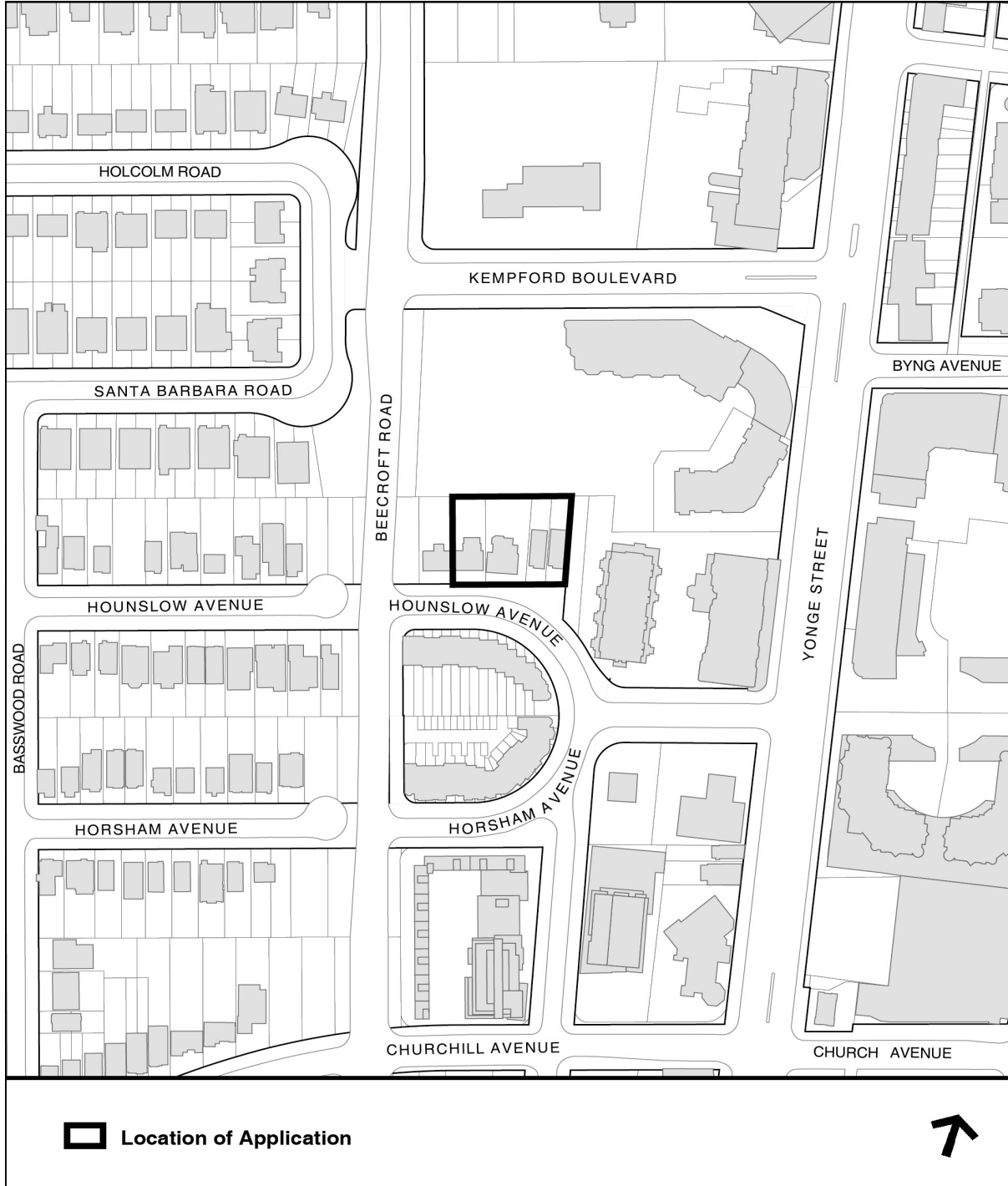
Parking and Loading

Parking Spaces: 78 Bicycle Parking Spaces: 264 Loading Docks: 1

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #16

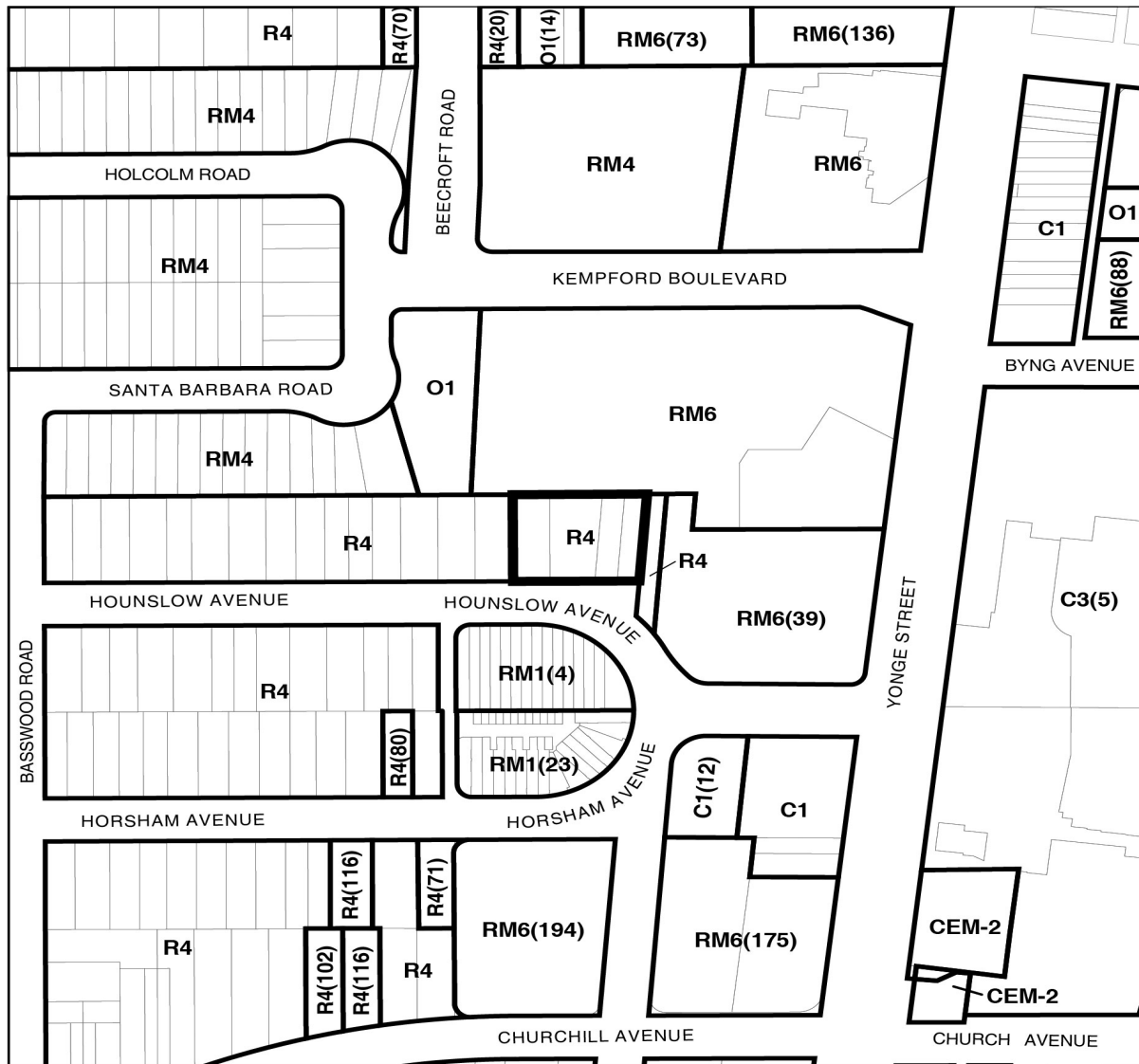
26, 28, 36 & 38 Hounslow Avenue

File # 23 219525 NNY 18 0Z




 Not to Scale
 Extracted: 10/31/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

26, 28, 36 & 38 Hounslow Avenue

File # 23 219525 NNY 18 0Z



Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone

- O1 Open Space Zone
- CEM-2 Restricted Cemetery Zone



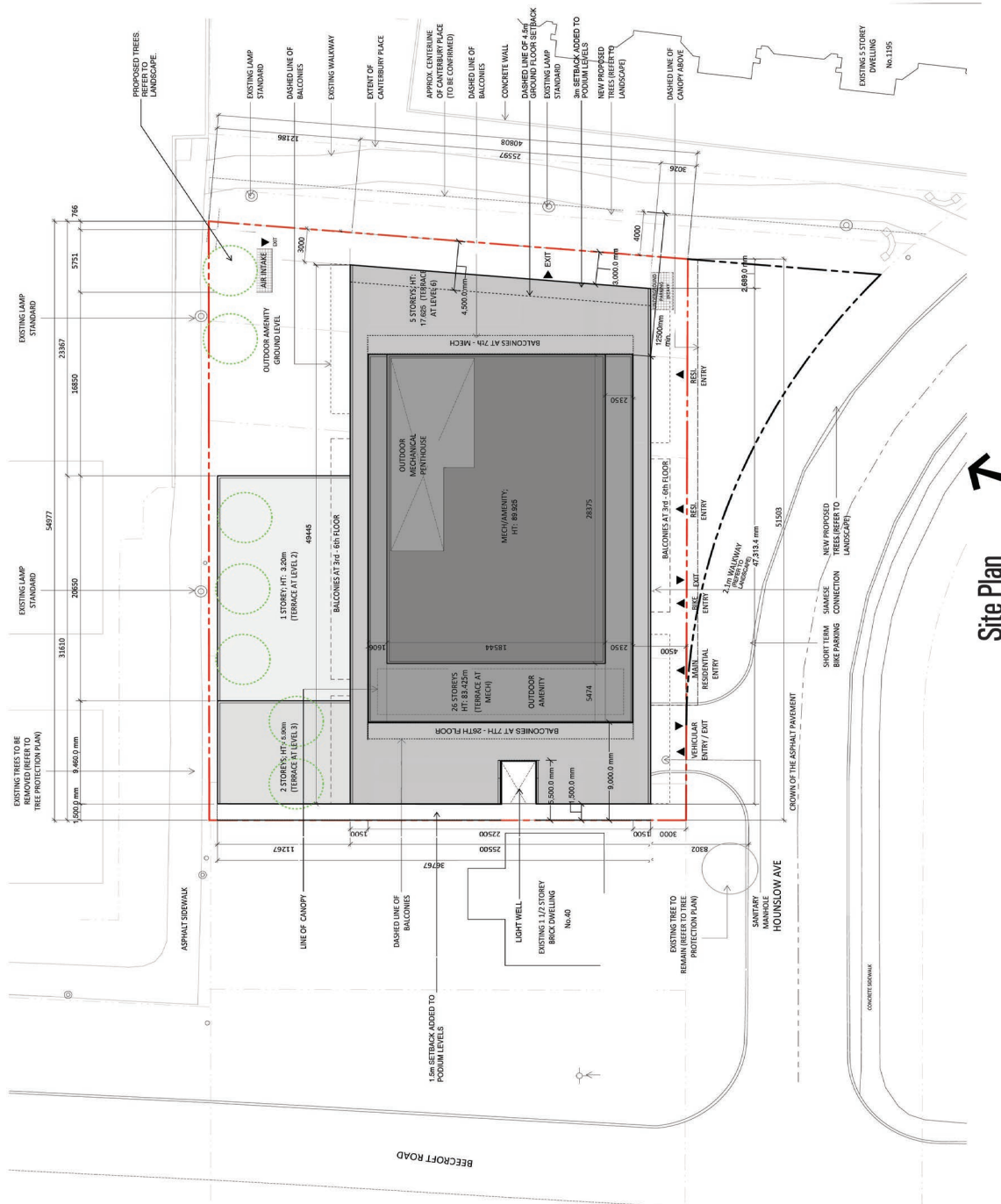
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Extracted: 10/31/2023

Attachment 5: Draft Official Plan Amendment
(under separate cover)

Attachment 6: Draft Zoning By-law Amendment

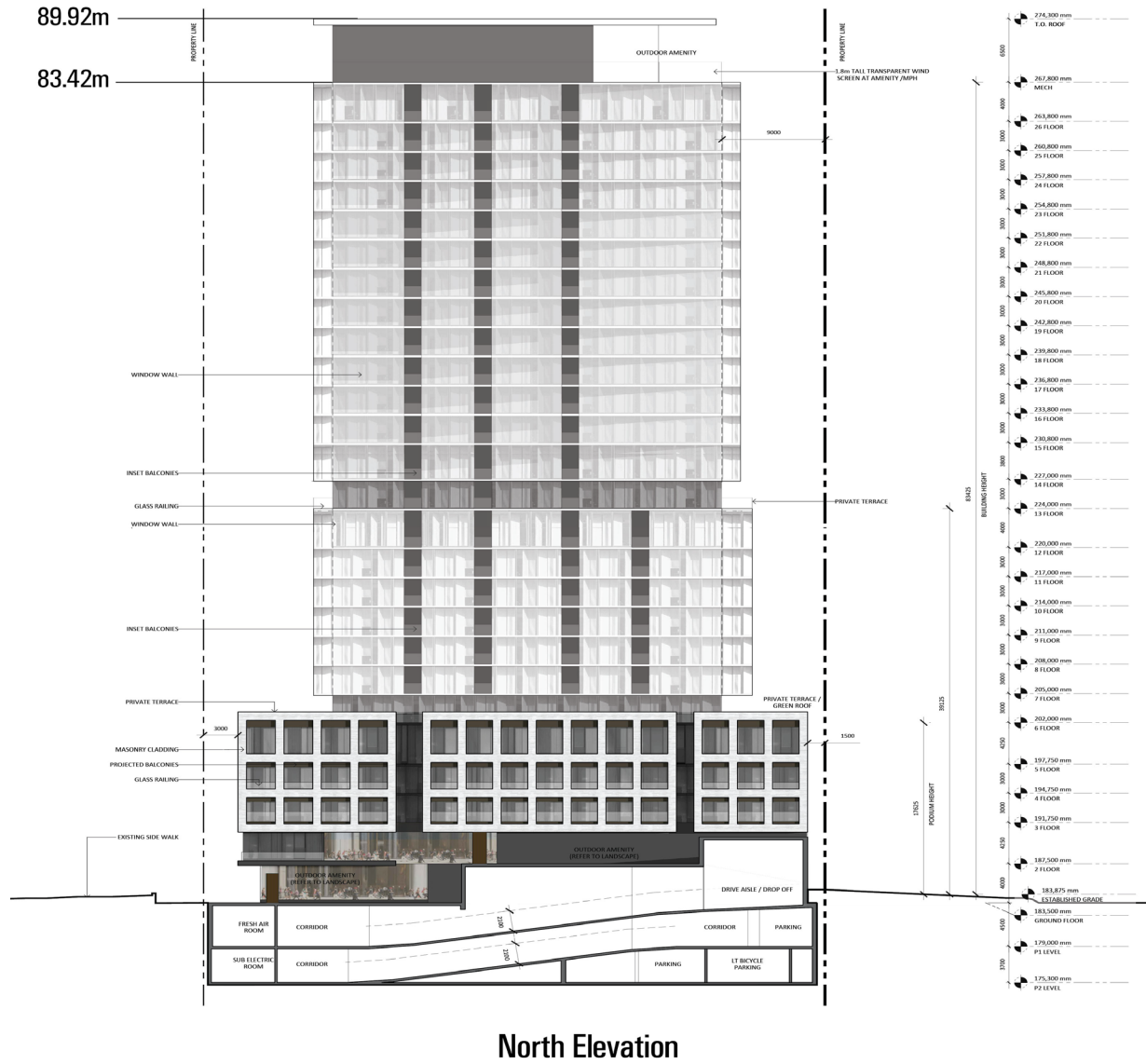
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Attachment 7: Site Plan

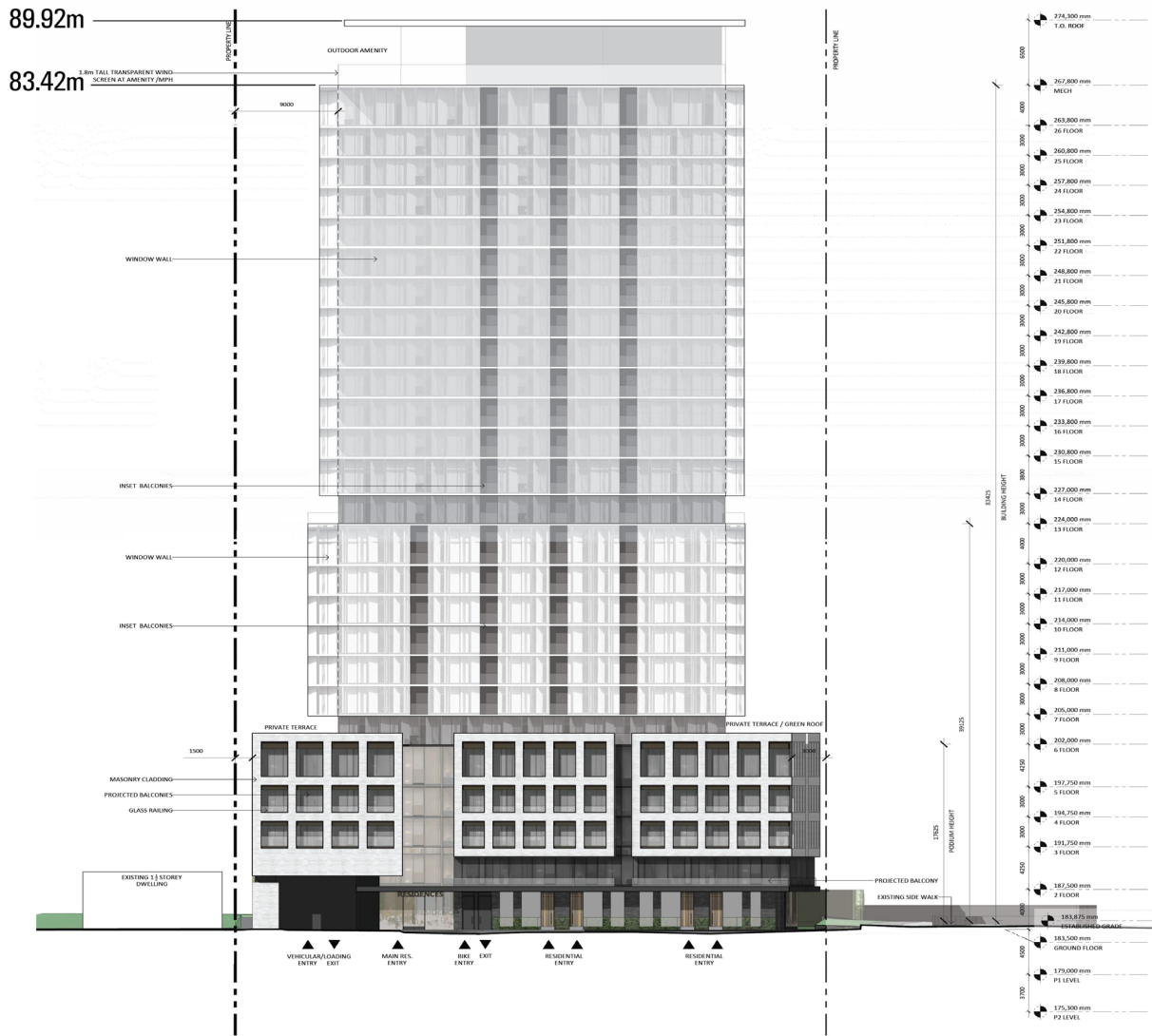


Site Plan

Attachment 8: Elevations

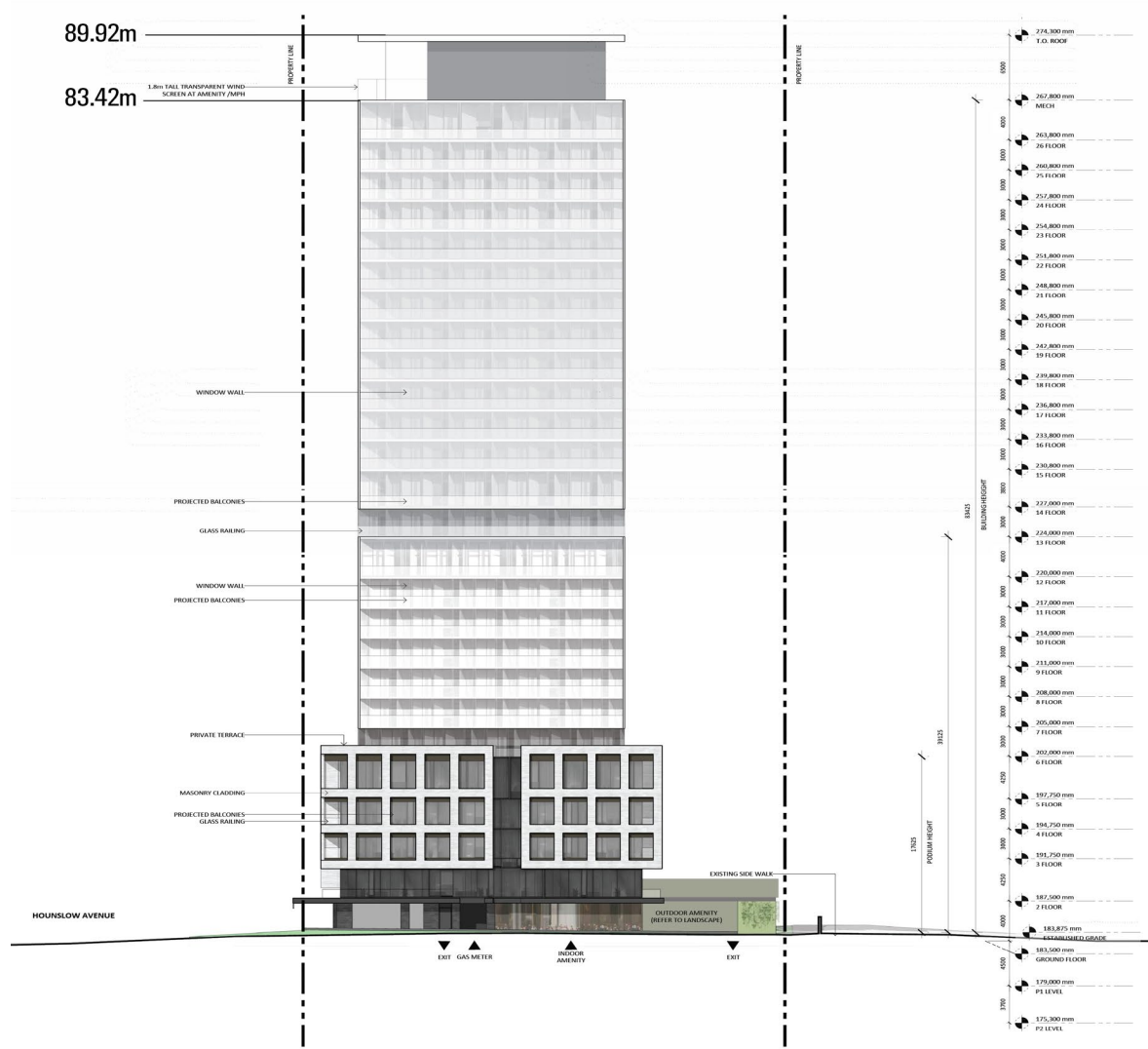


Attachment 9: Elevations



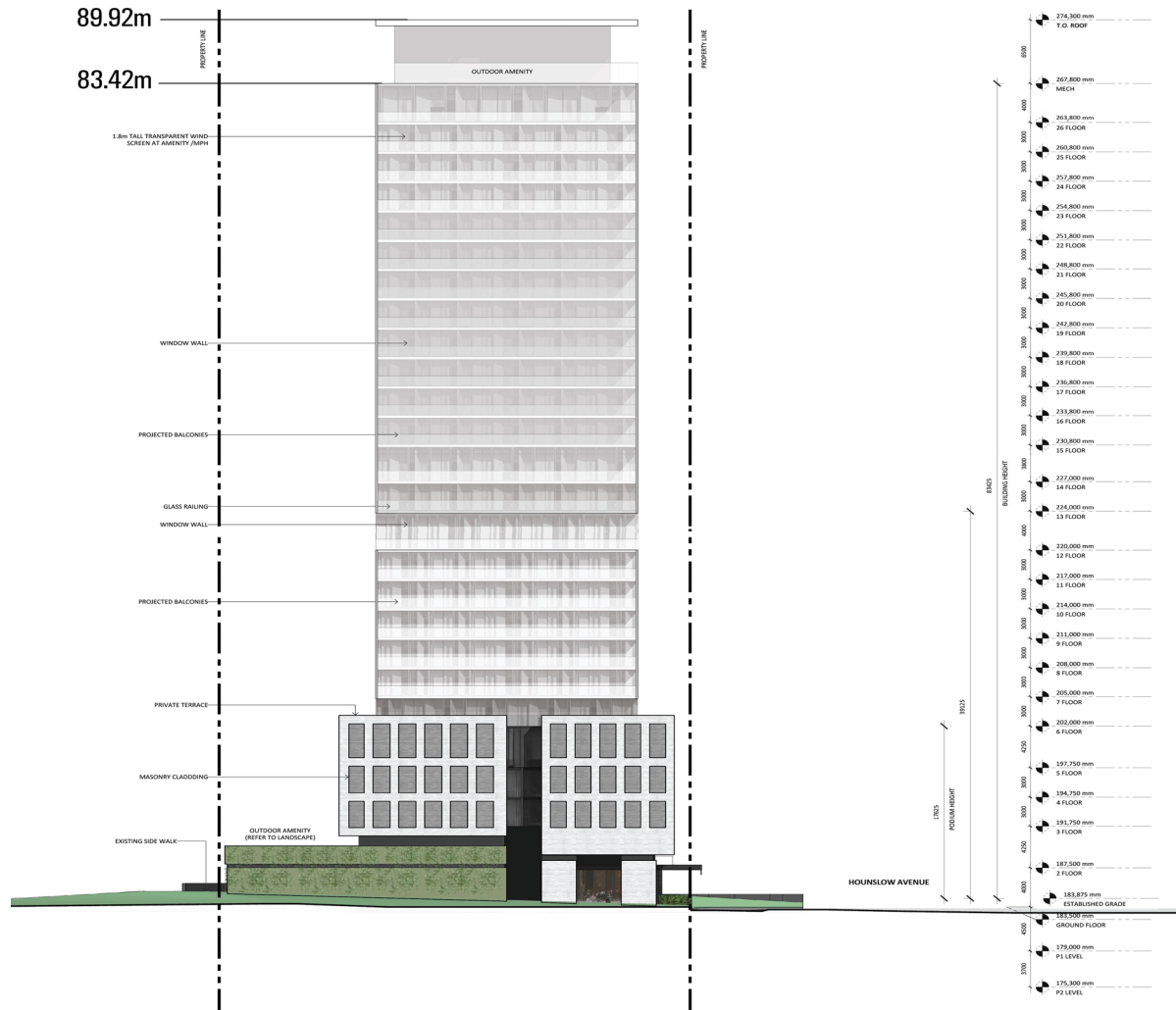
South Elevation

Attachment 10: Elevations



East Elevation

Attachment 11: Elevations



West Elevation