



Thursday, March 28th, 2024

Shareefah Rene, Planner
North York District, Central Section, Community Planning
City of Toronto
5100 Yonge Street
Toronto, ON M2N 5V7

Dear Ms. Rene,

***Re: Official Plan Amendment & Zoning By-law Amendment Applications (2nd Submission)
26, 28, 36 and 38 Hounslow Avenue***

Hounslow Holdings Inc. (Mattamy Homes) is pleased to resubmit this combined Official Plan and Zoning By-law Amendment (OPA/ZBA) application for the properties municipally known as 26, 28, 36 and 38 Hounslow Avenue in the City of Toronto.

We are excited to submit this application for a 26-storey residential development that provides a carefully considered transition between the high-density Yonge corridor to the east, and the established community to the west. Our efforts have been guided at each step of the way by our foundational belief that every community ought to be livable, attainable, and sustainable.

Submission Materials

In support of this resubmission, please find enclosed the following materials in digital PDF form:

- Cover Letter;
- Resubmission Form;
- Project Data Sheet;
- Email Correspondence for Underground Work Upgrades;
- Accessibility Design Standards Checklist, prepared by Studio JCI;
- Architectural Package (Floor Plans, Site and Building Elevations, Context Plan, Site Plan, Site and Building Sections, Underground Garage Plan, TGS Statistics Template), prepared by Studio JCI, dated March 25, 2024;
- Block Context Plan, prepared by Bousfields Inc;
- Computer Generated Massing Model, prepared by Studio JCI;
- Civil Package, prepared by WSP, dated March 2024;
- Draft Zoning By-law Amendment (7625), prepared by Bousfields Inc;
- Draft Official Plan Amendment, prepared by Bousfields Inc;

- Functional Servicing Report, prepared by WSP, dated March 28, 2024;
- Geotechnical Report, prepared by B.I.G. Consulting Inc., dated March 25, 2024;
- Hydrogeological Investigation Report, prepared by B.I.G. Consulting Inc., dated March 25, 2024;
- Hydrogeological Review Summary Form, prepared by B.I.G. Consulting, dated March 25, 2024;
- Landscape Package (Concept Site Plan, Public Utilities Plan, Tree Preservation Plan, Soil Volume Plan), prepared by MEP Design, dated March 25th, 2024;
- Pedestrian Wind Study Addendum, prepared by Gradient Wind, dated March 26, 2024;
- Planning Rationale Addendum, prepared by Bousfields Inc, dated March 27, 2024;
- Sanitary Capacity Analysis, prepared by WSP, dated March 28, 2024;
- Sun/Shadow Study, prepared by Studio JCI, dated March 6, 2024;
- Servicing Ground Summary Forms, prepared by WSP, dated March 28, 2024;
- Simplified Report Graphics, prepared by Studio JCI, dated March 25, 2024;
- Stormwater Management Report, prepared by WSP, dated March 28, 2024;
- TGS Checklist & Statistics
- Transportation Impact Study (Loading Study and Parking Study), prepared by WSP, dated March 27th, 2024;

We look forward to working with the City, and all stakeholders, to advance the enclosed application and bring this future community to fruition.

If you have any questions or require additional information at any point in time, please do not hesitate to contact the undersigned.

Sincerely,

Billy Caden
Development Manager
Mattamy Homes