



March 27, 2024

Shareefah Rene, Planner  
Community Planning, North York District  
North York Civic Centre  
5100 Yonge Street  
North York, ON, M2N 5V7

Dear Ms. Rene,

**Re:   *Planning Rationale Addendum Letter*  
          *OPA & ZBA Application No. 23 219525 NNY 18 OZ*  
          *26-38 Hounslow Avenue***

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As you know, we are planning consultants to Hounslow Holdings Inc. (the “Owner”) with respect to the property municipally known as 26, 28, 36, and 38 Hounslow Avenue in the City of Toronto (the “subject site”).

On October 23, 2023, a combined Official Plan and Zoning By-law Amendment (“OPA & ZBA”) application was submitted for the properties municipally known as 26, 28, 36, and 38 Hounslow Avenue in the City of Toronto. The proposal included a residential building with a height of 24 storeys (79.75 metres, including a 5.8-metre mechanical penthouse), containing a total of 305 dwelling units, a total gross floor area of 18,736.5 square metres, including 610.8 square meters of indoor amenity space and 738.7 square metres of outdoor amenity space, and 80 parking spaces within a two level underground parking garage on the subject site.

Following the initial submission, various City departments and agencies provided comments on the proposed development. These included comments from Strategic Initiatives, Policy, and Analysis (“SIPA”), Engineering and Construction Services, Parks, Forestry, and Recreation, the Toronto Catholic District School Board, Toronto Hydro, and other commenting agencies. A virtual community consultation meeting was hosted by City Planning staff and the Ward Councillor on February 12, 2024, and the project team met with City Planning staff on February 28, 2024, to review the comments received to date, as well as recommended revisions to the proposal.

This letter has been prepared as an addendum to our Planning and Urban Design Rationale report dated October 2023 (“October 2023 Planning Rationale”) in support of the resubmission of revised materials in connection with the above-noted OPA & ZBA application. For the reasons set out below, the conclusions set out in our October 2023 Planning Rationale report continue to be relevant and accurate.

## **Revised Design**

In response to comments received and discussions with City staff, the proposal has undergone several key revisions as set out in the plans dated March 22, 2024 and described below:

### *Ground Floor Setbacks:*

- The ground floor setback from the east property line has increased from 1.5 metres to 4.5 metres, which will allow for a 1.8 metre walkway as requested.
- The ground floor setback from the west property line, which was previously built to the west property line, has increased to 1.5 metres to allow for a landscape buffer.
- The ground floor is set back from the north property line by 12.3 metres, except for a 1-storey element that includes the underground garage ramp at the west side of the building. As described in the responses to comments from Community Planning below, the outdoor open space at the east end the subject site will accommodate a significant amount of tree planting.

### *Podium Setbacks*

- The podium was previously offset by 0.7 metres at Levels 1 and 2 and built to the west property line at Levels 3 to 5. These setbacks have increased to 1.5 metres at from levels 1 to 6. It is noted that there are no main windows/openings along the western building façade, and therefore there will be no “overlook” impacts for the property to the west at 40 Hounslow Avenue.
- The podium setbacks to the east property line have increased from 1.5 metres to 4.5 metres at grade and to 3.0 metres for Levels 2 to 6 above. This configuration will expand the public realm at grade while reducing the perception of building mass when viewed from the walkway and street.

### *Tower Setbacks*

- To the east, the tower provides for a 12.5 metre setback from centreline of walkway at its closest point which is consistent with the tall building guidelines. To the west, the tower setback has increased from 5.5 metres to 9.0 metres.
- As illustrated in the enclosed Block Context Plan, 40 Hounslow Avenue is too narrow to accommodate a tall building given that it is only 15.6 metres wide. Any future tower on that site would require a 12.5 metre setback from the mutual (east) property line with the subject site, which only leaves 3.1 metres to develop a building. Accordingly, without consolidation with other properties, 40 Hounslow Avenue could only accommodate a low- to mid-rise built form. If that building were to include windows facing east (towards the subject site), it would require a 5.5

metre east setback. As mentioned above, it is our opinion that a future building could not accommodate windows facing east, and therefore the east wall could be built to the east property line. Furthermore, any setback less than 9.0 metres from the west property line would result in a tower floorplate smaller than 750 square metres (as recommended by the Tall Building guidelines).

#### **On-Site Tree Planting**

- As illustrated on the enclosed Revised Landscape Plan, seven trees have been introduced in the northern outdoor landscaped area to replace the trees to be removed at the northwest corner of the subject site. These trees will be located within raised planters (1.2 metres to 1.5 metres) and will provide sufficient soil volume for growth, in line with TGS guidelines.

#### ***Revised Tower Massing***

- The tower floor plate at levels 7 to 12 has been reduced from 812 square meters to 750 square metres, which is in-line with the recommended tower floor plate area in the Tall Building Design Guidelines.
- To account for the lost GFA resulting from the above noted built form changes, the proposal has increased in height from 24- to 26-storeys. This building height is in-line with existing and approved buildings in the area and will not produce any built form impacts, such as showing, on nearby properties. In support of this resubmission, a revised Shadow Study has been prepared by Studio JCI which is enclosed with this resubmission package.
- Since the initial application and in coordination with the Ward Councillor and Community Planning staff, the Owner is exploring the delivery of affordable housing units as part of the Community Benefits Charge (“CBC”) contribution for this application.

#### **Response to Comments**

The consulting team has revised their supporting materials to address formal comments and discussions with City staff, as outlined in the enclosed Comment Response Matrix and updated reports prepared by the consulting team. With respect to the comments received from Community Planning dated February 8, 2024, we provide the following responses:

#### ***Community Planning***

1. The site is subject to the policies of the North York Centre Secondary Plan. Currently the secondary plan identifies the lands as Mixed Use Areas - Area H which allows for 0% commercial use. The secondary plan prescribes a maximum height of 50% of the

horizontal distance from the Relevant Residential Property Line (RRPL) to the west of the site, a maximum height of 70% of the horizontal distance from the RRPL to the center of the site and a maximum height of 87% of the horizontal distance from the RRPL to the eastern portion of the site. and a density of 2.6 to the subject site. The proposed development does not meet the current policies.

Response: An OPA has been filed to amend the maximum height and density limits prescribed to the site by the North York Secondary Plan. In our opinion, the proposed OPA is appropriate as the height and density provisions prescribed to the site through the North York Secondary Plan, which was adopted by Council of the former City of North York in 1997, are outdated and are not in keeping with modern planning and urban design practice. For instance, the North York Secondary Plan pre-dates the creation of the City of Toronto Official Plan, Growth Plan, Provincial Policy Statement (PPS), and the City-wide Tall Building Design Guidelines, of which inform modern planning and development.

2. The City has commenced a review of the North York Centre Secondary Plan, which will include a review of the height and density policies of the plan. Prior to submitting a formal application, the applicant is encouraged to be actively involved in the study (North York at the Centre – City of Toronto) process, which will lead to recommended amendments to the plan which may support the proposed development where the current plan policies may not.

Response: Acknowledged. A summary of the North York at the Centre initiative is provided in our October 2023 Planning Rationale, filed with the initial OPA & ZBA application. It is our opinion that the revised proposal continues to meet the objectives of the North York at the Centre planning study.

3. It is our understanding that lot consolidation with 40 Hounslow Avenue has not been successful. In a PAC document the applicant suggested that the full build potential for the lot may be approximately a 4-storey development. Increase the proposed west setback to appropriately relate to the current and build potential of the lot to the west in combination with Urban Design Comments.

Response: As illustrated in the enclosed Revised Block Context Plan, the property at 40 Hounslow Avenue property is too narrow to accommodate a tall building given that it is only 15.6 metres wide. Any future tower on that site would require a 12.5 metre setback from the mutual (east) property line with the subject site, which only leaves 3.1 metres to develop a building. Accordingly, without consolidation with other properties, 40 Hounslow Avenue could only accommodate a low- to mid-rise built form. If that building were to include windows facing east (towards the subject site), it would require a 5.5 metre east setback. As mentioned above, it is our opinion that a

future building could not accommodate windows facing east, and therefore the east wall could be built to the east property line.

For the above noted reasons, and as illustrated on the enclosed Revised Block Context Plan, it is our opinion that 40 Hounslow could accommodate a 4- to 5-storey building that is generally equal to the height of the proposed podium. The building would not have sufficient width to accommodate a double loaded corridor, and therefore it would not contain windows facing east towards the subject site.

Notwithstanding the foregoing, and specifically the absence of any potential windows facing each other, the west side yard setback at Levels 1 to 6 has been increased from 0.7 metres to 1.5 metres and no windows face west along the west façade of the podium.

4. The proposed building is not adequately set back from the east lot line and north lot line that abuts the publicly accessible pedestrian pathways. Provide appropriate setbacks to the east and north of the proposed development in combination with comments made by Urban Design and Urban Forestry.

Response: The podium setbacks to the east property line have increased from 1.5 metres to 4.5 metres at grade and to 3.0 metres for Levels 2 to 6 above. This configuration will expand the public realm at grade while reducing the perception of building mass when viewed from the walkway and street.

To the north, the proposal continues to provide a setback of 0.7 metres. A possible shift of the building south has been investigated; however, it was determined that this would significantly impact the parking ramp and result in the loss of several parking spaces in the underground parking structure. As expressed at the community consultation meeting on February 12, 2024, the proposed parking ratio is of particular concern to the local neighbours and community, and the revised proposal has been designed to address these concerns by maintaining the proposed provision of parking spaces.

#### *Heritage planning*

5. The gates at 26 Hounslow were conserved from a previous property, demolished in 1993, and are commemorated with a nearby plaque. They should be conserved. The pathway itself, however, seems to be a result of the redevelopment of the site.

Response: The gates at 26 Hounslow Avenue, as well as the pathway itself, will not be altered as a product of the proposed redevelopment of the subject site.

#### *Transportation planning*

6. Page 80 of Bousfields' Planning and Urban Design Rationale (October 2023) notes that the proposal will also enhance the pedestrian environment along Hounslow Avenue and the adjacent north-south and east-west mid-block connections through a mix of active uses at-grade, wide pedestrian boulevards, a high degree of glazing, the use of high-quality materials, and a stimulating and architecturally interesting façade. We ask that the submission explain/illustrate this in greater detail as the way the proposed development integrates with and enhances the adjacent north-south and east-west mid-block connections will greatly contribute to active transportation connectivity within and surrounding the subject site.

Response: The proposal will include new landscaping adjacent to the north-south walkway on the subject site, as illustrated on the Revised Landscape Plan prepared by MEP Design. As well, the east setback has been increased to 4.5 metres at grade to accommodate additional landscaping and improvements adjacent to the walkway.

#### *Urban Design*

7. There is potential for further lot consolidation of the subject land with the lot immediately to the west. Please continue to explore this option. If further lot consolidation is not possible, please show the build out of 40 Hounslow Avenue on the block plan (currently not shown on submitted Block Context Plan) and show how the proposed building will relate to the planned built form on 40 Hounslow Avenue.

Response: The Owner has explored opportunities to acquire the property at 40 Hounslow Avenue, which were not successful. Accordingly, further lot consolidation is not possible.

With respect to the development potential of 40 Hounslow Avenue, as illustrated on the enclosed Revised Block Context Plan, it is our opinion that the greatest development potential is in the range of 4 to 5 storeys, generally equal to the height of the proposed podium. Given the narrow width and small site area of 40 Hounslow Avenue, any built form above level 4 or 5 would not be feasible due to required setbacks from the east and west sides for the purposes of privacy and sky-view. As noted above, 40 Hounslow Avenue property is too narrow to accommodate a tall building given that it is only 15.6 metres wide. Any future tower on that site would require a 12.5 metre setback from the mutual (east) property line with the subject site, which only leaves 3.1 metres to develop a building. Accordingly, without consolidation with other properties, 40 Hounslow Avenue could only accommodate a low- to mid-rise built form. If that building were to include windows facing east (towards the subject site), it would require a 5.5 metre east setback. As mentioned above, it is our opinion that a future building could not accommodate windows facing east, and therefore the east wall could be built to the east property line.

For the above noted reasons, and as illustrated on the enclosed Revised Block Context Plan, it is our opinion that 40 Hounslow could accommodate a 4- to 5-storey building that is generally equal to the height of the proposed podium. The building would not have sufficient width to accommodate a double loaded corridor, and therefore it would not contain windows facing east towards the subject site.

Notwithstanding the foregoing, and specifically the absence of any potential windows facing each other, the west side yard setback at Levels 1 to 6 has been increased from 0.7 metres to 1.5 metres and no windows face west along the west façade of the podium.

8. The proposed development is of a scale and prominence to warrant participation in the Percent for Public Art Program. Refer to the Percent for Public Art Program Guidelines.

Response: Acknowledged.

9. The proposed building is not adequately set back from the east lot line and north lot line that abut the publicly accessible pedestrian walkways. Provide appropriate building setbacks and landscape treatments to improve pedestrian safety and maximize pedestrian experience along the walkways. East: Provide a minimum of 3.0m building setback from the public walkway to the east for the 2nd podium floor and above. The proposed walkway along the east of the property should be a minimum of 1.8m in width. A minimum of 4.5m building setback should be provided on the ground floor from the east lot line to allow for the proposed walkway as well as soft landscaping between the walkway and the retaining wall and between the walkway and the residential uses at grade. North: The proposed setback of 0.7m with 1-2 storey blank wall facing north is of concern. Provide a minimum of 4.5m building setback from the north lot line to preserve the existing mature trees and allow for landscaped buffer between the building and the pedestrian walkway to the north. Active uses at grade should also be considered to animate the pedestrian walkway to the north.

Response: The revised proposal will be setback 4.5 metres from the east property line at the ground floor, as well as setback 3.0 metres for Levels 2 to 6 above, which will reduce the perception of the building mass when viewed from the walkway and allow for additional soft landscaping at grade.

To the north, the proposal continues to provide a setback of 0.7 metres. A possible shift of the building south has been investigated; however, it was determined that this would significantly impact the parking ramp and result in the loss of several parking spaces in the underground parking structure. The parking ratio is of particular concern



to the local neighbours and community. Notwithstanding the foregoing, As illustrated on the enclosed Revised Landscape Plan, seven trees have been introduced in the northern outdoor landscaped area to replace the trees to be removed at the northwest corner of the subject site. These trees will be located within raised planters (1.2 metres to 1.5 metres) and will provide sufficient soil volume for growth, in line with TGS guidelines.

Furthermore, active uses at grade, including an outdoor amenity space, are provided at the north end of the subject site to animate the pedestrian walkway.

10. The proposed building is not adequately set back from the west lot line that abuts the existing low rise building to the west. Provide building transition in scale towards the low rise building and appropriate building setback. West: Provide a minimum of 1.5m building setback from the west lot line for the ground floor to allow for landscape buffer. Provide a minimum of 5.5m building setback from the west lot line for the floors 2-5. A minimum of 10.0m building setback should be provided for the floors 6 and above.

Response: The building, which was previously offset by 0.7 metres at Levels 1 and 2 and built to the west property line at Levels 3 to 5, has been revised to include a 1.5 metres setback from Levels 1 to 6. The tower setback above has increased from 5.5 metres to 9.0 metres to mitigate any potential overlook impacts and to provide for a more gradual transition to the low-rise neighbourhood to the west. Furthermore, the west podium façade does not contain any windows and therefore, it will not produce any privacy impacts to the west.

As noted above, a 4 to 5 storey building could be accommodated on the property at 40 Hounslow Avenue. It is too narrow to include a double loaded corridor, and therefore could not include windows facing the mutual property line.

11. The proposed balconies should not encroach into the required building setbacks of 3.0m to the south and the east. The balconies should not encroach into the 5.5m setback to the west. They should be broken up and should not wrap around the building corners to increase the bulk of the massing.

Response: Projecting balconies have been removed from the south tower façade. Given that the west tower setback has increased from 5.5 metres to 9.0 metres, no west facing balconies will be located within 5.5 metres of the west property line.

12. The proposed standalone exit stair near the northeast corner should be integrated within the building massing.

Response: The exit stair has been relocated to within the building.



13. The proposed ground floor elevation is below the pedestrian walkway to the east. Please reconsider the overall grading strategy onsite and increase the ground floor elevation facing east to minimize the retaining wall along east lot line and improve the building interface to the walkway.

Response: The proposed grading has been matched with the grading along the Hounslow Avenue frontage. In order facilitate a seamless grade change along the east property line, planters, landscape elements and steps will be provided as along the east property line.

14. The proposed building has a tall building typology and should respond to the Tall Building Design Guidelines. The guidelines recommend limiting the tower floor plate to 750 sqm GCA or less per floor, excluding balconies.

Response: The tower floor plate at levels 7 to 12 has been reduced from 812 square meters to 750 square metres, which is in-line with the recommended tower floor plate area in the Tall Building Design Guidelines.

15. The proposed floor plate size of floor 6-12 is approximately 830 sqm. It should be reduced to be in more keeping with the requirement, to minimize the shadow impacts on the open space to the north and to improve access to sky view from the public realm.

Response: See response 14 above.

16. The sun/shadow study identifies significant outdoor amenity space shadowing at grade during most of the days between March 21 and September 21. Consider relocating the outdoor amenity at grade to the east or south of the building where more sun exposure is anticipated.

Response: Opportunities to relocate the ground floor outdoor amenity space were explored. However, given the limited site area, there were no opportunities to relocate the ground floor outdoor amenity space.

Given the foregoing, the revised proposal continues to maintain the ground floor outdoor amenity space at this location. This location will allow for new tree planting and it will animate the adjacent north-south public walkway, as requested by Community Planning and Urban Design staff.

17. The programming of the outdoor amenity spaces should be more in keeping with the City's Growing Up and Pet-Friendly Design Guidelines. Please refer to guidelines for

ideas of programming the outdoor areas for families and pets. Consider providing a dog/stroller/bicycle wash station at the P1 Level.

Response: Acknowledged. The detailed design of the indoor and outdoor amenity areas will be conducted during the Site Plan Approval application process.

18. The proposed 5 storey high blank wall on the west façade has significant visual impacts on the public realm and should be avoided. Please provide the required setbacks from the west lot line and incorporate windows and decorative elements in the exterior design to support the pedestrian environment.

Response: As illustrated on Drawing No. A 5.03 (West Elevation) of the enclosed Architectural Plans, the west podium façade has been sensitively designed with a pattern of masonry cladding that will emulate the look of windows, while remaining window-less. On the ground floor, the west wall drive aisle enclosure will include a new green wall that will seamlessly integrate with the adjacent outdoor amenity area to provide visual interest when viewed from the west.

19. The proposal should provide the required building setbacks and increase the overall soft landscaping and tree canopy on the site.

Response: As noted above, the revised proposal provides increased setbacks at the ground floor, podium, and tower levels, where feasible. With respect to soft landscaping and tree canopy on the site, seven trees have been introduced in the northern outdoor landscaped area in recognition of the need to replace trees. These trees will be located within raised planters (1.2 metres to 1.5 metres) and will provide sufficient soil volume for growth, in line with TGS guidelines. Please see attached for the revised landscape plan and sections.

20. The proposal is to meet the Tier 1 requirements and is encouraged to achieve Tier 2. Tier 1 Requirements. AQ 3.1 Connectivity: See comment on Pedestrian Connections. EC 1.1 Tree Planting Areas and Soil Volume: Sufficient tree planting areas and soil volume should be provided onsite. To be coordinated with Urban Forestry.

Response: Acknowledged.

**Conclusion**

We trust that you will find the foregoing to be complete and satisfactory. However, please do not hesitate to contact the undersigned.

Yours truly,

**Bousfields Inc.**

David Morse, MCIP, RPP

*cc: Andrew Murphy and Billy Caden, Mattamy Homes Canada, GTA Urban Division*